

Planning, Heritage & Green Belt Statement

Proposed extension & alterations

Site: 322 Turton Road
Tottington
Bury
BL8 3QG

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1.0 Introduction

This *Planning, Heritage & Green Belt Statement* has been prepared to support an application for Householder Planning Consent for a proposed two-storey rear extension, a first-floor front extension and alterations to an existing mid-terrace dwelling at 322 Turton Road, Tottington. The document sets out background & supporting information, including a description and photographs of the existing site, a description of the proposed development, a Green Belt statement, Heritage Statement and reference to relevant planning policy. The following drawings should be read in conjunction with this document:

- 214 01 LP Location Plan
- 214 01 10 Site and block plans
- 214 01 11 Existing floor and roof plans
- 214 01 12 Proposed floor and roof plans
- 214 01 13 Existing and proposed elevations and sections

2.0 Property description and proposed works

The property at 322 Turton Road is a two-storey mid-terrace C19th dwelling. The property is set at a lower level from the main road with a small front garden and large rear garden with views across the open countryside. The external walls to the house are natural stone and the roof is natural slate.

A single-storey front and rear porch has been added by a previous owner (dates unknown). The front of the property has windows to the ground and first floor accommodation. To the rear, windows are only provided to the ground floor rooms (kitchen and bathroom) as the eaves are much lower to the back of the property.

The existing dwelling is small and comprises two bedrooms, living room, a small kitchen and ground floor shower room. The property is in need of substantial renovation throughout.

The applicants have newly-purchased the property at 322 Turton Road and are looking to extend and renovate the dwelling to create a high-quality family home. A two-storey extension is proposed to the rear of the property and a first-floor extension above the existing front porch.

The property has a large garden to the rear. Off-street parking is available to the rear of the house, with an existing vehicle right-of-access across the rear garden of No.320.

To the front of the property, a new flight of external steps is proposed to provide independent access from the highway footpath to the front entrance.

3.0 Green Belt statement

No. 322 Turton Road is located within the Green Belt. As such, Policy OL1/2 is directly relevant:

Policy OL1/2 New Buildings in Green Belt

The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- agriculture and forestry (except where permitted development rights have been withdrawn);
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land within it;
- limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- Limited infilling in existing villages as set out under Policy OL1/3.

Policy response:

The proposed extensions and internal alterations to 322 Turton Road have been designed to optimise the accommodation provided within the property over both floor levels. A simple rectangular footprint provides an additional room at both ground and first floor levels. Together with an internal reconfiguration of the existing property, this creates a suitable balance of accommodation for a 3-bedroomed family home. The size and positioning of the extension is considered to be a proportionate addition to the existing

dwelling and in-keeping with the additions and changes previously undertaken to both adjoining properties.

Both adjoining properties (Nos. 320 and 324) have previously been extended to the rear. No.324 has previously had a part-two-storey extension and a part-single-storey extension to the rear. The existing extensions to the rear of No.324 extend a similar distance from the original rear wall of the terrace as the proposed new rear extension to No.322. No.320 has previously been extended to the rear with a large conservatory and porch, and two first floor dormers.

The addition of a first floor extension directly above the existing porch to the front of the property (No. 322) provides a valuable additional ensuite bathroom to the master bedroom without increasing the overall ground level footprint of the property. The neighbouring property (No. 320) already has a two-storey projecting extension to the front. The proposed first floor extension to No.322 will replicate the style and arrangement of the extension to No.320, providing consistency in appearance to the terrace as a whole.

Key points for ‘justification’ of the proposed extensions are as follows:

- The property has a large garden to the rear and an additional garden area and path to the front (total site area of 367 m²). The addition of a two-storey extension to the rear of the existing house (footprint area of 23.79 m²) represents a very low proportion (6.5%) of building area in relation to the site area as a whole.
- The design of the front and rear extensions is in-keeping with the traditional style of the property and is similar to the existing additions to the two adjacent properties. As such, the proposed extensions should not be conspicuous from or within the Green Belt and are not considered detrimental to the visual amenity of the Green Belt.

Volume calculations

Volume of existing dwelling = 304.52 m²

Volume of extended dwelling = 413.91 m²

The additional volume (109.39 m²) represents a 36% increase in volume over the existing. This % addition is fractionally above the guideline one-third

volume addition set out in SPD8 (*New Buildings & Associated Development in the Green Belt*). Justification for this increase is as follows:

1. The existing house offers minimal accommodation with small rooms and is not currently viable as family living accommodation. The proposed extensions and internal alterations have been designed to provide balanced and well-proportioned accommodation suitable for modest family living.
2. Aside from the existing front and rear porches, the existing dwelling hasn't been previously extended. Both adjacent dwellings have previously been extended significantly to provide much larger family dwellings than offered by the original terrace. The proposed additions to No. 322 will create a dwelling with accommodation more in-keeping with the size of both neighbouring properties

4.0 Heritage statement

The property at 322 Turton Road is *not* Listed, nor are the adjoining properties. The nearest Listed property is located just over 100m to the north west and is referenced as 'Three Gates, Turton Road' (Listing ref. SD 71 SE Turton Road 5/22) by Historic England.

Listing description:

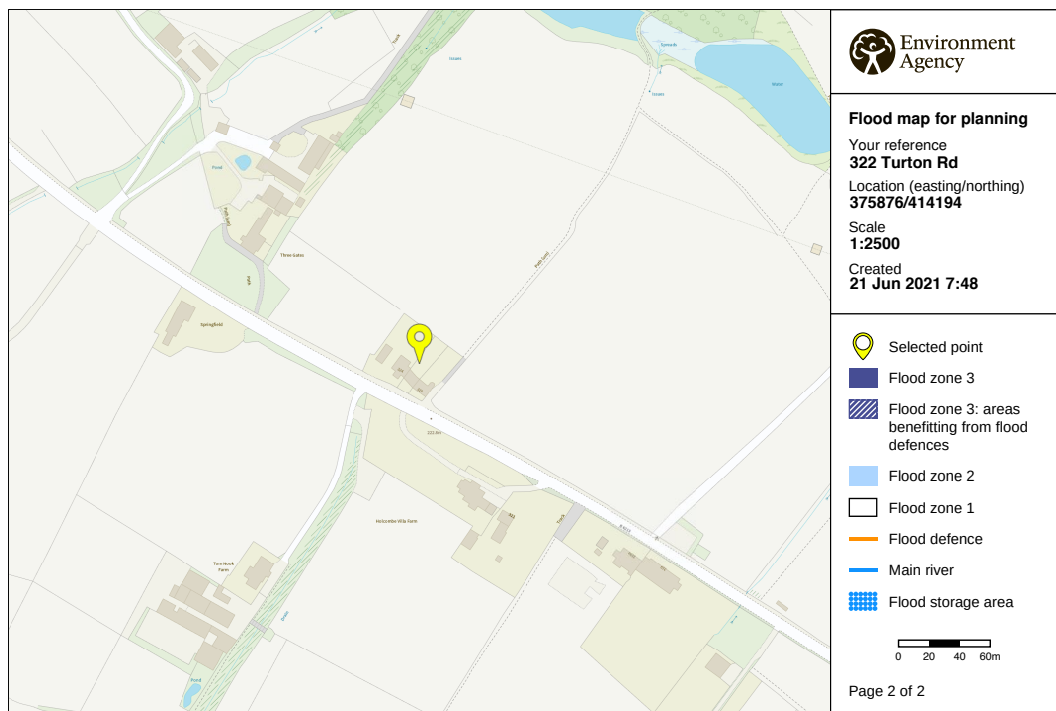
"C17, altered. Cement-washed stone 1½ low storeys. Front single-storey, with a 3-light and 4-light window with chamfered stone mullions. Stone slab roof 2 central chimneys, one each side of roof."

The proposed changes to No.322 are not considered to affect the character or setting of Three Gates.

5.0 Flood risk

The application site is in flood zone 1, as recorded on the Environment Agency Flood map for planning. The site is identified as "an area with a low probability of flooding". The Flood map for planning is reproduced below and contains public sector information licensed under the Open Government License v3.0 (link: <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>)

The site area (ie, the area of the land bounded by the proposed domestic curtilage) is less than 1 hectare, therefore a flood risk assessment is not required to support the application.



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6.0 Special landscape area

The application site is within the Special Landscape Area. As such, policy EN9/1 is relevant:

Policy EN9/1 Special Landscape Area

In those areas identified on the Proposals Map as Special Landscape Area, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

Policy response:

The proposed extension is of traditional form with a simple apex roof and is to be constructed using natural stone for the external walls and natural

slate for the roofing, which are sympathetic to the surroundings and to the adjacent properties.

The proposed front and rear extensions are similar in style and form to the existing extensions to both adjoining properties and will therefore be in-keeping with the character of the terrace as a whole.

7.0 Water supply & waste drainage

7.1 Water supply

Mains water is already provided to the property.

7.2 Waste drainage

There is no mains drainage to the existing property. Foul waste from the property has previously been discharged to a shared septic tank located at the end of the existing garden. The septic tank is currently being replaced with a new packaged sewerage treatment plant in the same location. The new packaged sewerage treatment plant has been sized to meet the discharge capacity of the enlarged property.

7.3 Surface water drainage

A new soakaway for rainwater drainage is proposed within the existing rear garden. This will discharge rainwater from the house roof.

New surfacing for vehicle parking and turning will be permeable.

8.0 Bat survey

A bat survey has been undertaken of the property by Pennine Ecological. The survey report is submitted as a separate document along with this application.

9.0 Site photographs



Figure 1: View of the front elevation of 322 Turton Road.



Figure 2: View of the front garden area and retaining wall to the footpath along Turton Road.



Figure 3: View of the rear elevation of 322 Turton Road.