

Demolition of existing conservatory and erection of single storey rear extension at: 14, Crosfield Avenue, Summerseat, Bury, BL9 5NX.

Greenbelt statement:

BACKGROUND:

The existing two storey dwelling house, although located within the Green Belt area of Summerseat, Bury, is in the middle of a residential area. The dwelling has previously been extended with a two storey extension to the side and a rear conservatory adjacent to the party wall boundary line with No. 16. It is proposed to demolish the conservatory and build a single storey extension (projecting the same distance out from the rear of the original dwelling as the existing conservatory) across the whole rear of the dwelling, as extended, that will be in keeping and proportionate to the size of the existing dwelling and provide suitable living space for the needs of a modern day young family.

PROPOSED EXTENSION:

Although the previous extensions, including the conservatory (which is intended to be demolished), exceed the Councils supplementary planning guidance of a third (33.3%) for extensions to properties within the Green Belt, it is felt that for the following reasons the Councils guidance can be relaxed thus allowing the proposed extension to be granted approval:

- Given the dwelling is quite central to this residential area of Summerseat with dwellings to the front, either side and to the rear, the extension will not compromise the openness and visual amenities of the Green Belt or increase urban sprawl.
- While it is accepted that there will be a further increase in the size of the dwelling (additional 12.50 square metres) we feel this will not be disproportionate to the envelope of the existing dwelling, or have any noticeable impact on adjacent properties or the relative expansive garden area to the rear.
- It is for the above reasons, we would suggest, previously approved extensions, which also exceed the guidance of a third, have been granted at No 22 & No.24 Crosfield Avenue.

CONCLUSION:

For the reasons given above the development, as indicated on the submitted plans, is not detrimental or intrusive to the overall sensitivities of the Green Belt.