



Addition of Dormers to Proposed Conversion of Agricultural Building -Titus Barn, Bradley Fold Road, Bury

PLANNING STATEMENT

December 2021

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1. Proposal

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1.1 This Planning Statement has been prepared by Neil Pike Architects (NPA) for and on behalf of the applicant.

1.2 The document is prepared in support of a Section 73 Planning Application for the addition of dormers to a previously approved application, for the conversion of an agricultural building to dwelling (Planning application number – 6432).

1.3 The building to be converted provided accommodation across two floors, however the useable head height to the first floor was limited. As the current applicant requires disabled access, having as much full head height accommodation as possible, is extremely important.

1.4 Therefore, the introduction of a flat roof dormer to the rear elevation, provided additional head height and useable living space to the first floor.

1.5 The proposed dormer has a minimal impact on the openness of the green belt, in that it can only be seen from the rear of the building. Please see below the additional volume the dormers provide over and above the existing building:

Volume of existing Building: 549.64 m³

Volume of Dormers: 23.4 m³

Total Volume of Proposed building: 573.04 m³

1.6 This results in an increase in volume of 4.25% over and above the original size of the building. This additional volume provides significant benefit to the applicant and has minimal impact on the openness of the green belt or the aesthetic profile of the building.

1.7 Such additions have been approved on many previous occasions in the green belt and therefore it is expected that this application should receive the support of the Local Authority.