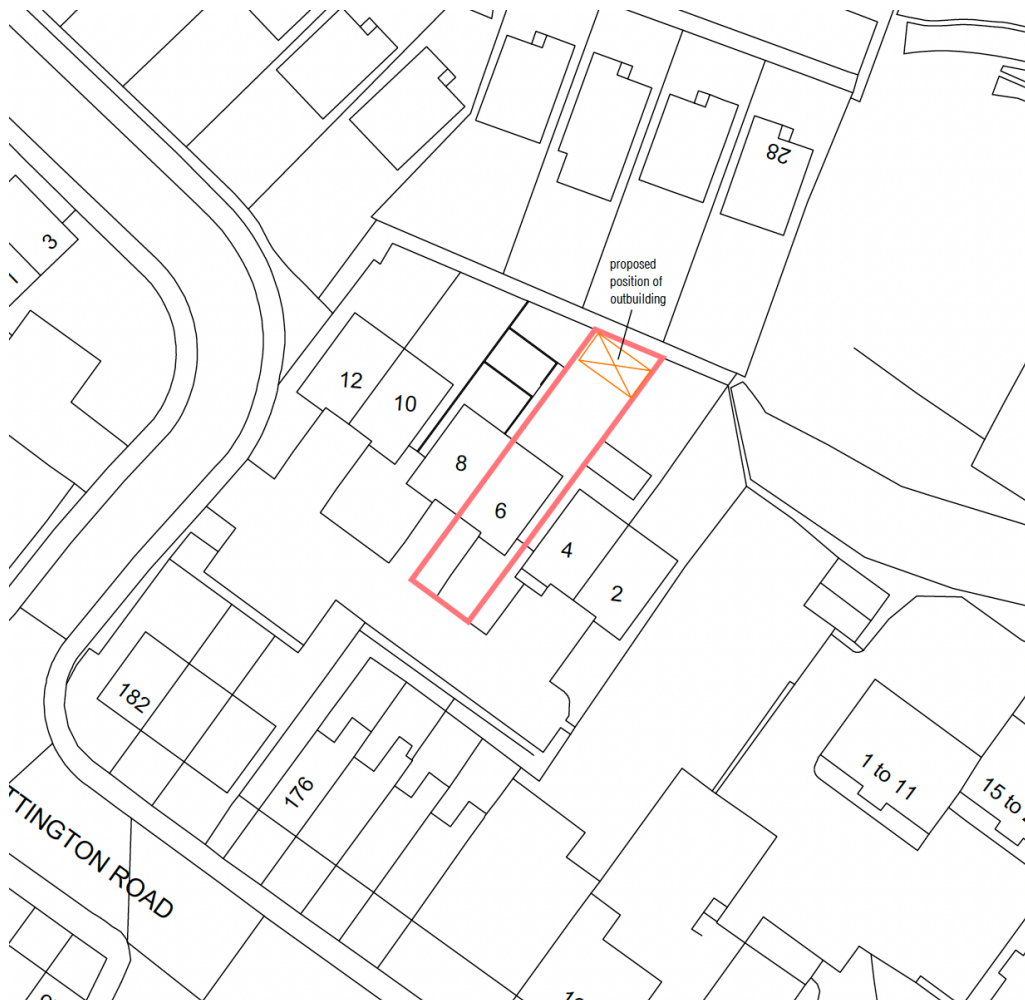




Proposed Outbuilding at 6 Valley View, Bury



Covering Letter

Planning Department

Bury Metropolitan Borough Council

Knowsley Place

3 Knowsley Street

Bury

BL9 0SW

I write on behalf of the homeowner to submit a retrospective householder planning application in respect of a detached garden room (outbuilding) erected in the rear garden.

The site is located at 6 Valley View, Bury which is in residential use.

Description of the Development

The structure measures approximately 6.0m in length, 3.0m in width, and 3.0m in height to the ridge, and is situated within 2 metres of the boundary. It is single-storey, for domestic use only, and serves as incidental amenity space (e.g., garden room, home-working, informal leisure). The external appearance is modest, using black plastic cladding and a simple roof form, and does not include kitchen or sleeping accommodation for independent use.

Planning Context

Under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), outbuildings within the curtilage of a dwellinghouse are permitted without planning permission, subject to conditions. A key limitation is that any outbuilding within 2 metres of the boundary must have a maximum height of 2.5 metres. Given the 3.0m height and proximity to boundary, the current structure exceeds this limit and therefore does not benefit from permitted development rights.

Assessment Against Local Planning Policy

The proposal must be assessed against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations.

The relevant policies include:

UDP Policy H2/3 seek to achieve a high standard of design that compliments the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

Alterations and the guidance in Supplementary Planning Document 6 – Section 8 Alterations and Extensions to Residential Properties in terms of visual amenity and amenity space.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties, and the requirement for the outbuilding to be situated to the rear of the property.

The proposal would not increase the number of bedrooms therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is parking to the front of the site.

Under these policies, key planning considerations include:

Visual Amenity: The outbuilding is clearly subservient to the main house, it is not overbearing from neighbouring gardens, and use appropriate materials so it complements surrounding properties.

Neighbour Amenity: There is no unacceptable loss of daylight, overbearing sense of enclosure, or overlooking of neighbouring windows or gardens.

Planning Balance & Justification

Although the height exceeds the PD threshold, the structure is modest in footprint, simple in form, and used only for incidental domestic purposes. It does not contain independent accommodation. It is designed with materials typical for outbuildings to minimise visual intrusion. Existing screening serves to ensure there is no visual impact and overbearing potential on neighbouring properties. Thus it is considered the proposed development wholly accords with Policies H2 and H3 of the UDP, and SPD 6.

The utility to the homeowner — providing a flexible space for leisure/home working/study — is significant, particularly following increased demand for flexible home space.

Conclusion

In summary, while the building does not benefit from permitted development due to its height relative to boundary proximity, it is constructed in a manner that minimises harm to character, visual amenity, and neighbour amenity. It aligns with Bury's policies for extensions and alterations, with no impact on residential amenity or overlooking.

We therefore request that retrospective planning permission should be granted.

Thank you for your careful consideration. I would be happy to provide further information or amended drawings if required.



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