

Planning Statement and Green Belt Justification

Adaptations to and construction of a double storey side/rear extension at Bannisters Farm

on behalf of

Mr and Mrs Culliney

August 2020

Thorp Design Services

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1. Introduction

1.1 This Planning and Green Belt Justification Statement has been produced to support an application for planning permission for the construction of a rear extension (“the Application Proposals”) for Mr and Mrs Culliney (“the Applicants”) who live at Bannisters Farm, Bury

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

2. The Application Proposal

The existing property mostly requires a full refurbishment, reconfiguration and extension to be able to accommodate the applicant’s living requirements. The property will be brought up to current building regulation standards; and be designed to improve the functionality whilst improving the energy efficiency of the property.

The scheme has been designed to respond to the current site and location of the property by maximising the natural light and views; rationalising the elevations to relate to the rural context; and creating an efficient use of space internally whilst celebrating the rural heritage of the property.

The main entrance for the property including vehicles will be to the East using the existing driveway. Landscaping and around the property and walls are well established as such additions will not be noticeable from the main road once you have turned the tight ‘S’ bend. The only area the extension will be visible will be from is the approach travelling to the West on Bradshaw Road. To reduce the impact of this the side extension it has been designed to be narrower and will use the same ridge line as the existing property. With this in mind we do not believe it will affect the openness of the greenbelt.

Original dwelling volume - 380m³

Original dwelling and previous extensions volume - 460m³

Proposed dwelling volume - 662.5m³

3. National, regional and local planning policy

National Planning Policy

3.1 National Planning Policy Framework . Paragraph 145 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a) buildings for agriculture and forestry;

- b) provision for appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation;
 - c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;
 - d) replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for community needs under policies set out in the development plan (including policies for rural exceptions sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use excluding temporary buildings) which would
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

4. Summary and Conclusion

We have worked with the owners of the property to create an extended property which will be sympathetic to the area and use local materials whilst being mindful of the surrounding greenbelt. The completed scheme would refurbish the existing house and with the additions will create an exceptional example of a rural property, designed for contemporary living, for the enjoyment of the family, the applicants will create an outstanding family home.

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail.