

PLANNING STATEMENT

Proposed First Floor Extension

The Farmhouse, 41 Arthur Lane, Ainsworth BL2

Introduction

The existing property was a farmhouse which may date from the late 18th century. There is an attached cottage, number 39 Arthur Lane, in separate ownership. The barn (number 45 Arthur Lane) and the shippon (number 43) have been converted into houses. Number 37 Arthur Lane completes the group of dwellings.

The house backs onto Arthur Lane with a public footpath, number 45CC, through the rear garden. The proposed extension will not affect users of the footpath. Vehicular access is from an unnamed private road .to the south with a large hard surfaced area with space for the parking and turning of at least 6 cars.

The house is double fronted with rendered walls and a slate roof. It has previously been extended with a single storey extension to the side and rear and also a front porch. Other buildings at the side of the house have been removed by the applicant. These are shown on the “existing” site plan and the aerial photograph from Google Earth.

The house only has 3 bedrooms and it is proposed to add a bedroom and en suite above the existing single storey extension at the side. The design and materials will match the original house.

The main issues which need to be addressed are the potential effect on the two neighbouring properties and Green Belt policies and guidance,

Residential Amenity

The layout acknowledges the proximity of the 2 neighbouring houses. The bedroom window of the extension is on the front, with its size and shape matching existing windows. There is only a small, obscure glazed window on the rear elevation and no windows on the side. The residential amenities of the neighbouring properties will not be adversely affected.

The main windows of the barn, number 45, do not directly face the blank side extension of the extension. Corner to corner the separation distance is 13 metres, the minimum distance acceptable in SPD6, the Council's guidance note for domestic extensions.

Number 43 is not directly behind the proposed extension and angled away from it. The property has been extended with a single storey extension at the side and a conservatory at the rear which are closer to the extension than the original dwelling.

Green Belt Issues

The Bury Unitary Development plan is still the relevant development plan despite its age. It confirms that Ainsworth Village is a “named settlement” within the Green Belt where infill development is acceptable, but the property is not within the designated Village Envelope. Current government guidance is contained in the February 2019 National Planning Policy Framework. The LPA’s Development Control Policy Guidance Note 8 “New Buildings and Associated Development in the Green Belt” was adopted in January 2007. The revised SPD6- Alterations and Extensions to Residential Properties was issued in January 2020.

All four documents make it clear that reasonably sized extensions to buildings are not “inappropriate development” in the Green Belt, with the addition of around one third of the original volume generally considered acceptable. Larger extensions are also acceptable if “very special circumstances” can be demonstrated to prove that there will be no harm to the Green Belt.

The original dwelling has a floor area of some 180 square metres. The total volume is 580 cubic metres. The historic single storey extension has a floor area of some 64 square metres and a volume of 192 cubic metres. The porch added 5 square metres in floor area and 13 cubic metres in volume. Thus, the house has already been extended by just over a third in both floor area and volume.

The proposed extension will add 26 square metres in floor area and 92 cubic metres in volume, approximately 15% of the size of the original house. It is therefore necessary to put forward “very special circumstances” for allowing the extension.

- The buildings that have been demolished had a floor area of 48 square metres, nearly twice the floor area of the extension.
- The footprint of the house will not be enlarged.
- The extension is in proportion with the house and of matching design and materials. The appearance of the house will be improved.
- The extension is not visually prominent. It is within an existing small group of dwellings.

- Other dwellings in the area have large extensions and several nearby buildings have planning permission to be converted into dwellings with significant extensions, creating a precedent for allowing the development.

Neither the volume of the extension nor its design and appearance will harm the openness of the Green Belt or the purposes of including land within it. Very special circumstances justify that planning permission should be granted.