

PLANNING STATEMENT

Proposed Detached Ancillary Garden Room

Planning Application to Bury Metropolitan Borough Council

Site Address:

157 Heywood Old Road

Middleton

Greater Manchester

Prepared for

Mr M Brown (Applicant)

Prepared in Support of

A Householder Planning Application for the Construction of a Detached Ancillary Garden Room within the Residential Curtilage of an Existing Dwelling Located within the Green Belt.

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1. Executive Summary

This Planning Statement has been prepared in support of a planning application for the erection of a detached single-storey garden room within the rear garden of 157 Heywood Old Road, Middleton.

The application site comprises an established residential dwelling situated within the designated Green Belt. The proposal seeks permission for a modest detached outbuilding designed solely for purposes incidental to the enjoyment of the existing dwellinghouse.

The proposed building will accommodate:

- Home gym
- Summer room
- Shower room
- Store

The building is intended exclusively for use by the occupants of the existing dwelling and will not operate as an independent dwelling, holiday accommodation, commercial premises or separate unit of occupation.

The external elevations will be finished in dark grey composite cladding, providing a contemporary appearance while ensuring the structure remains visually recessive within the garden setting.

Foul drainage will be provided via a sealed Marsh 6,000-litre cesspool (cesspit). As a sealed storage system, it will contain all foul wastewater with no discharge to ground, watercourse or drainage ditch. The cesspool will be emptied by a licensed contractor as required.

The proposal has been carefully designed to ensure that:

- it remains subordinate to the principal dwelling;
- it is clearly ancillary in function;
- neighbouring residential amenity is protected;
- the openness and character of the Green Belt are preserved;
- there is no adverse impact upon highway safety;
- there are no unacceptable environmental impacts.

The proposal has been developed having regard to the National Planning Policy Framework (NPPF), the Places for Everyone Joint Development Plan, and other material planning considerations relevant to Bury Metropolitan Borough Council.

Overall, the proposal represents a high-quality form of domestic development that respects the character of the site and its Green Belt location. It is considered that planning permission should be granted.

2. Introduction

2.1 Purpose of this Statement

This Planning Statement has been prepared in support of a Full Planning Application submitted to Bury Metropolitan Borough Council for the erection of a detached ancillary garden room within the residential curtilage of 157 Heywood Old Road, Middleton.

The statement provides an assessment of the proposed development against national and local planning policy and demonstrates that the proposal represents an appropriate form of domestic development within the Green Belt.

The document should be read alongside the submitted application forms, location plan, block plan, existing and proposed drawings and all other supporting documentation accompanying the application.

3. Site Description

3.1 Site Location

The application site is located at 157 Heywood Old Road, Middleton, within the administrative area of Bury Metropolitan Borough Council.

The site comprises an established residential dwellinghouse with an extensive rear garden forming part of the lawful residential curtilage.

The property is accessed directly from Heywood Old Road and benefits from an established residential setting with mature planting and landscaping that contributes positively to the character of the surrounding area.

The dwelling is situated within the designated Green Belt, where the primary planning objective is to preserve openness and prevent urban sprawl. The proposal has therefore been designed with these objectives firmly in mind.

3.2 Existing Development

The site contains a lawful residential dwelling together with associated domestic garden areas.

The rear garden is substantially larger than that typically associated with suburban residential properties and provides ample space for domestic outbuildings while continuing to retain generous areas of private amenity space.

The proposed garden room will be located wholly within the established residential curtilage and will not extend development into agricultural land or previously undeveloped countryside.

No changes are proposed to the existing use of the property as a single private dwellinghouse.

3.3 Surrounding Area

The surrounding area is characterised by a mixture of detached and semi-detached residential properties together with areas of open land that contribute to the Green Belt designation.

The application site already forms part of an established domestic setting, and the proposed garden room will be viewed primarily in the context of the existing dwelling and its associated garden rather than as isolated development within the wider countryside.

Existing trees, boundary treatments and landscaping provide a degree of natural screening that further reduces the visual prominence of the proposed building.

3.4 Existing Residential Curtilage

The proposed building will be located entirely within the domestic curtilage of the dwellinghouse.

Its siting has been selected to ensure that:

- the building remains subordinate to the principal dwelling;
- substantial areas of garden remain available for residential use;
- the spacious character of the site is retained;
- neighbouring residential amenity is protected; and
- the proposal integrates naturally into the existing garden layout.

The development will not alter the lawful planning unit and will remain functionally linked to the existing dwelling.

4. Planning History

To the best of the applicant's knowledge, there is no planning history that would materially prejudice the consideration of the current proposal.

The application should therefore be determined on its own planning merits having regard to the Development Plan, the National Planning Policy Framework and all other material planning considerations.

Should Bury Council identify any historic planning permissions relevant to the site during the determination process, it is considered that the current proposal remains capable of complying with the objectives of those permissions.

5. The Need for the Development

The proposed garden room has been designed to provide additional accommodation that supports the day-to-day needs of the occupants of the existing dwelling.

The building will provide:

- a home gym promoting health and wellbeing;
- a summer room providing flexible recreational space throughout the year;
- a shower room serving the ancillary accommodation; and
- a secure storage area for domestic equipment and garden items.

The proposal reflects the changing ways in which residential properties are used, with increased demand for flexible ancillary accommodation that enables recreational activities to take place within the home environment.

Importantly, the development is not intended to create an independent residential unit and will remain ancillary to the principal dwelling at all times.

The garden room will not contain facilities that would enable independent occupation, and no subdivision of the planning unit is proposed.

Accordingly, the proposal represents a logical and proportionate enhancement to the existing dwelling that improves residential amenity without changing the character or use of the site.

6. Planning Policy Context

6.1 Introduction

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

This Planning Statement has therefore been prepared having regard to both national and local planning policy.

The principal planning documents relevant to this application are:

- The National Planning Policy Framework (NPPF).
- The Places for Everyone Joint Development Plan (PfE), which forms part of the statutory development plan for Bury.
- Any relevant Supplementary Planning Documents adopted by Bury Metropolitan Borough Council.
- Other material planning considerations.

6.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework promotes sustainable development while recognising that the Green Belt performs an important role in preventing urban sprawl, safeguarding the countryside from encroachment and maintaining the openness of land.

The NPPF also recognises that development should make effective use of previously developed land and existing residential curtilages where proposals can be accommodated without causing unacceptable planning harm.

The proposal has been designed to satisfy these objectives by providing a modest ancillary outbuilding within an established residential curtilage.

The proposal does not involve new residential development, subdivision of the site or any change in the lawful use of the property.

Instead, it provides additional accommodation that supports the reasonable domestic needs of the existing household.

6.3 Places for Everyone Joint Development Plan

The Places for Everyone Joint Development Plan provides the strategic planning framework for Bury and the other participating Greater Manchester authorities.

The Plan seeks to ensure that development:

- protects the openness of the Green Belt;
- achieves high standards of design;
- safeguards residential amenity;
- promotes sustainable patterns of development;
- protects landscape character; and
- ensures new development integrates successfully with its surroundings.

The proposed garden room has been designed to comply with these objectives through its modest scale, high-quality appearance and ancillary domestic function.

6.4 Design Principles

National and local planning policy encourages well-designed development that responds positively to its setting.

The proposed garden room adopts a contemporary architectural style using dark grey composite cladding.

The selected materials are durable, low maintenance and visually recessive within the landscaped garden environment.

The building has intentionally been designed to remain clearly subordinate to the existing dwelling and will not compete visually with the principal house.

Its single-storey form further reduces its visual impact.

7. Green Belt Assessment

7.1 Introduction

The application site lies within the designated Green Belt.

The principal purpose of Green Belt policy is not to prevent all forms of development but to ensure that inappropriate development does not undermine the openness and purposes of the Green Belt.

This proposal has therefore been designed from the outset to minimise its impact upon openness while meeting the domestic needs of the occupants.

7.2 Ancillary Domestic Development

The proposed building is entirely incidental to the enjoyment of the existing dwellinghouse.

The accommodation comprises:

- Home gym
- Summer room
- Shower room
- Store

These are all facilities commonly associated with modern residential living.

The building will not be occupied independently from the dwelling and will not function as a self-contained residential unit.

There is no intention to create a separate planning unit.

The garden room will remain under the same ownership and occupation as the existing dwelling and will serve only the day-to-day needs of the household.

7.3 Openness of the Green Belt

A key consideration is whether the proposal would materially reduce the openness of the Green Belt.

Several factors demonstrate that the impact is very limited.

Firstly, the building occupies only a small proportion of an extensive residential garden.

Secondly, the proposal is single storey with a deliberately modest overall scale.

Thirdly, it is positioned well within the established residential curtilage rather than extending development into open countryside.

Finally, the surrounding boundary planting and existing landscaping naturally soften views of the building without requiring significant additional screening.

Taken together, these factors ensure that the proposal preserves the essential openness of the Green Belt.

7.4 Visual Impact

The proposed garden room has been designed to sit comfortably within its garden setting.

The use of dark grey composite cladding creates a subdued appearance that avoids unnecessary visual prominence.

Unlike lighter external finishes, the darker tones recede into the surrounding vegetation, reducing the perceived mass of the building when viewed from neighbouring land.

The simple roof form and clean architectural detailing also minimise visual clutter.

The proposal therefore represents a discreet addition to the existing residential curtilage.

7.5 Relationship with the Existing Dwelling

The proposed building is clearly subordinate to the principal dwelling in both scale and function.

The existing house will remain the dominant built form on the site.

The garden room is physically separate from the dwelling but functionally dependent upon it.

Its purpose is to provide additional recreational and storage accommodation that cannot reasonably be regarded as a separate residential use.

This distinction is important in planning terms and reinforces the ancillary nature of the proposal.

7.6 Green Belt Conclusion

Having regard to the character of the site and the nature of the proposed development, it is considered that the proposal will not undermine the openness or purposes of the Green Belt.

The building remains:

- modest in scale;
- subordinate to the existing dwelling;
- wholly contained within the established residential curtilage;
- visually sympathetic to its surroundings; and
- solely for purposes incidental to the enjoyment of the dwellinghouse.

Accordingly, the proposal represents an appropriate and proportionate form of domestic development that can be accommodated without causing unacceptable harm to the character or openness of the Green Belt.

8. Design and Appearance

8.1 Design Philosophy

The proposed garden room has been designed as a contemporary ancillary building that complements the existing dwelling while remaining clearly subordinate to it.

The design avoids unnecessary architectural complexity and instead adopts a simple, well-proportioned form that sits comfortably within the generous rear garden.

The building has been carefully planned to provide flexible domestic accommodation while ensuring that its appearance is sympathetic to the surrounding landscape and Green Belt setting.

8.2 Scale

The proposed building measures approximately 10.0 metres in length and 6.5 metres in width, providing a total footprint of approximately 65 square metres. The maximum height is approximately 3.1 metres.

Despite its generous internal accommodation, the building remains a single-storey structure with a relatively low overall profile.

The accommodation comprises:

- Home Gym
- Summer Room
- Shower Room
- Store

The internal layout has been designed to maximise flexibility while ensuring that the building remains wholly incidental to the enjoyment of the existing dwelling.

No bedrooms or kitchen facilities are proposed and the building has not been designed to facilitate independent occupation.

8.3 External Materials

A restrained palette of high-quality materials has been selected.

The submitted drawings identify the following finishes:

- Roof: Grey rubber membrane.
- Walls below damp-proof course: Red facing brick.
- External walls: Dark grey composite cladding.
- Windows: Black uPVC.
- Doors: Black uPVC.
- Fascias and soffits: Black uPVC.
- Rainwater goods: Black uPVC.

These materials have been chosen because they are durable, weather resistant and require minimal maintenance throughout their lifespan.

The dark grey composite cladding provides a contemporary architectural appearance while remaining visually recessive within the landscaped garden.

8.4 Visual Impact

The proposed building has been positioned within an established domestic garden where it will be viewed in the context of the existing dwelling rather than as isolated development within the countryside.

Its low overall height significantly limits long-distance visibility.

The simple roof profile and restrained detailing ensure that the building does not appear visually dominant.

Furthermore, the darker external cladding reduces visual prominence when viewed against existing trees, hedgerows and garden planting.

The submitted 3D visualisations demonstrate that the proposal will integrate successfully into its surroundings without appearing incongruous or overbearing.

9. Residential Amenity

One of the key considerations in determining any planning application is whether the proposal would adversely affect the living conditions of neighbouring occupiers.

The proposed garden room has been carefully positioned within the rear garden to ensure that it does not result in unacceptable overlooking, overshadowing or loss of privacy.

The building remains single storey and has a modest overall height, substantially reducing any perception of enclosure when viewed from adjoining properties.

The proposed windows principally serve the gym and summer room and are orientated to provide appropriate levels of daylight while respecting neighbouring privacy.

Given the scale of the application site, the generous separation distances and the single-storey nature of the proposal, it is considered that the development will not give rise to any unacceptable impact upon neighbouring residential amenity.

The proposal therefore accords with the objectives of local and national planning policy relating to the protection of existing residential living conditions.

10. Highways, Access and Parking

The proposal does not create a new dwelling, commercial use or independent planning unit.

Consequently, it is not expected to generate any material increase in vehicle movements beyond those already associated with the lawful residential use of the property.

The existing vehicular access from Heywood Old Road will remain unchanged.

Similarly, the proposal does not alter existing parking arrangements or require additional highway infrastructure.

As the building is ancillary to the dwellinghouse, there will be no adverse impact upon highway safety or the operation of the surrounding highway network.

11. Drainage Strategy

11.1 Existing Drainage

The proposed garden room includes a shower room to provide facilities associated with the ancillary accommodation

As the building is located within the rear garden, a suitable independent foul drainage solution is proposed.

11.2 Proposed Foul Drainage

Foul drainage from the shower room will discharge to a proposed Marsh 6,000-litre sealed cesspool (cesspit) located within the rear garden, as shown on the submitted site layout drawing.

The proposed cesspool is a fully sealed watertight storage tank designed solely for the collection and storage of foul wastewater.

Unlike a septic tank or package treatment plant, the proposed system will not discharge any effluent to ground, watercourse, ditch or drainage field.

Consequently, there is no risk of pollution arising from treated or untreated effluent entering the surrounding environment.

The cesspool will be installed in accordance with:

- Building Regulations Approved Document H;
- the manufacturer's installation guidance; and
- all relevant British Standards.

The tank will be inspected and emptied by a licensed waste contractor at intervals appropriate to its level of use.

Given that the proposed building is ancillary to a single dwelling and will be occupied only intermittently throughout the day, wastewater generation is expected to be relatively modest.

11.3 Surface Water Drainage

Surface water generated by the roof of the proposed garden room will be managed independently from the foul drainage system.

Rainwater will not enter the cesspool.

The separation of foul and surface water drainage ensures the storage capacity of the cesspool is maintained and reduces the frequency of emptying.

12. Ecology and Biodiversity

The proposal relates entirely to an existing domestic garden.

The development will not result in the loss of woodland, important hedgerows, protected habitats or significant areas of natural vegetation.

No protected trees are affected by the proposal.

The garden room has been positioned within an area of maintained residential garden and therefore avoids unnecessary disturbance to ecological features.

The proposal is not expected to have any significant adverse impact upon protected species or biodiversity.

Should any nesting birds or protected species be encountered during construction, works would cease immediately and appropriate ecological advice would be sought before recommencing.

13. Sustainability

The proposal makes effective use of an existing residential curtilage without extending development into previously undeveloped countryside.

The garden room has been designed to provide long-term, flexible accommodation capable of adapting to the changing needs of the household.

The use of durable composite cladding and modern construction techniques will minimise ongoing maintenance requirements and contribute to the longevity of the building.

The proposal also encourages healthier lifestyles by incorporating a dedicated home gym, reducing the need for occupants to travel to off-site leisure facilities.

14. Planning Balance

This application should be assessed against the statutory Development Plan together with all other material planning considerations.

The proposal delivers a number of clear planning benefits.

These include:

- provision of high-quality ancillary accommodation for the existing dwelling;
- a contemporary building of high design quality;
- use of durable, low-maintenance external materials;
- protection of neighbouring residential amenity;

- no adverse highway impacts;
- an appropriate foul drainage solution through the installation of a sealed 6,000-litre cesspool;
- retention of the existing residential use of the site; and
- preservation of the openness and character of the Green Belt.

Balanced against these benefits, the proposal gives rise to very limited planning impacts.

The building is wholly contained within the established residential curtilage and remains subordinate to the principal dwelling.

It will not function as an independent dwelling and will not alter the character of the surrounding area.

Furthermore, the building has been carefully designed to minimise visual impact through its modest scale, low height and use of dark grey composite cladding.

Overall, it is considered that the proposal represents sustainable development and accords with both national and local planning policy.

15. Conclusion

This Planning Statement has demonstrated that the proposed detached garden room at 157 Heywood Old Road, Middleton represents an appropriate and well-considered form of ancillary domestic development.

The proposal has been carefully designed to provide additional accommodation comprising a gym, summer room, shower room and store, all of which remain incidental to the enjoyment of the existing dwellinghouse.

The building will be constructed using high-quality materials, including dark grey composite cladding with a grey rubber roof, resulting in a contemporary yet discreet appearance that complements its garden setting.

The proposed Marsh 6,000-litre sealed cesspool provides a suitable and environmentally responsible means of foul drainage, with no discharge to ground or watercourse.

The development preserves the openness of the Green Belt, safeguards neighbouring residential amenity, has no adverse impact on highway safety and sits comfortably within the established residential curtilage.

Having regard to the National Planning Policy Framework, the Places for Everyone Joint Development Plan and all other material considerations, it is respectfully concluded that the proposal represents sustainable development and should be viewed favourably by Bury Metropolitan Borough Council.

Accordingly, it is respectfully requested that planning permission be granted

APPENDIX A

Supporting Technical Assessment

A1. Schedule of Submitted Drawings

The planning application should be read in conjunction with the following drawings prepared by Conway Architectural Design:

Drawing| Description

Location Plan| Existing site location

Block Plan| Existing and proposed site layout

1037-03| Proposed Garden Room – Floor Plan, Elevations, Materials and 3D Visualisations

The submitted drawings illustrate a detached ancillary garden room containing a gym, summer room, shower room and store together with the proposed location of the Marsh 6,000 litre sealed cesspool.

A2. Building Schedule

Proposed Use

Ancillary domestic accommodation.

Accommodation

- Gym
- Summer Room
- Shower Room
- Store

Approximate External Dimensions

Length: 10.0 metres

Width: 6.5 metres

Maximum Height: 3.1 metres

Approximate Footprint:

65m²

The building is single storey and remains subordinate to the principal dwelling.

A3. Green Belt Openness Assessment

One of the principal considerations in determining this application is whether the proposal would adversely affect the openness of the Green Belt.

In assessing openness, the following matters have been considered.

Location

The proposed building is entirely contained within the established residential curtilage.

It does not extend development into agricultural land or undeveloped countryside.

Scale

The building is single storey.

Its maximum height is approximately 3.1 metres which significantly limits visual prominence.

Siting

The building is positioned well within the rear garden.

Existing boundary treatments and landscaping reduce visibility from outside the site.

Appearance

The proposed dark grey composite cladding provides a recessive finish that blends naturally with surrounding vegetation.

The building avoids unnecessary architectural features or excessive massing.

Function

The proposal remains wholly incidental to the enjoyment of the dwellinghouse.

No subdivision of the planning unit is proposed.

No independent occupation is possible.

Taken together these factors demonstrate that the proposal results in only a limited effect on the openness of the Green Belt.

A4. Ancillary Accommodation Assessment

The proposed building has been designed solely for purposes incidental to the existing dwelling.

The accommodation comprises recreational and storage facilities commonly associated with modern family living.

Importantly the proposal does not include:

- Bedrooms
- Kitchen
- Dining facilities
- Independent utility facilities
- Separate postal address
- Independent vehicle access
- Independent garden
- Separate curtilage

Accordingly, the proposal cannot reasonably be regarded as a separate dwellinghouse.

Its occupation remains entirely dependent upon the existing dwelling.

A5. Drainage Justification

The proposed development includes a single shower room requiring foul drainage.

A Marsh 6,000 litre sealed cesspool (cesspit) is proposed.

The system has been selected because:

- no discharge is made to ground;
- no discharge enters watercourses;
- all foul wastewater is retained within the sealed tank;
- maintenance requirements are straightforward;
- the installation is suitable for intermittent ancillary domestic use.

The tank will be emptied by a licensed waste contractor whenever required.

Surface water will remain entirely separate from the foul drainage system.

A6. Construction Management

Construction works will be undertaken using normal domestic building methods.

The following measures will be adopted:

- Working hours restricted to reasonable daytime periods.
- Materials stored within the site.
- Existing boundaries protected during construction.
- Dust controlled using good site practice.
- Waste removed by licensed contractors.
- Construction traffic kept to a minimum.

Given the modest scale of development, construction impacts will be temporary and limited.

A7. Residential Amenity Summary

The proposal has been assessed against the principal residential amenity considerations.

Issue| Assessment

Overlooking| None anticipated

Overshadowing| Negligible

Loss of daylight| None significant

Noise| Domestic use only

Privacy| Maintained

Highway impact| None

Parking| Existing provision retained

Overall, no unacceptable impact upon neighbouring occupiers is anticipated.

A8. Planning Benefits

The proposal provides several planning benefits.

These include:

- High-quality contemporary design.
- Enhancement of the existing residential property.
- Improved health and wellbeing through provision of a home gym.
- Flexible accommodation capable of adapting to future household needs.
- High-quality durable external materials.
- Environmentally secure foul drainage.
- Continued use of an existing residential curtilage.
- No creation of an additional dwelling.

A9. Overall Conclusion

Having regard to the submitted drawings, the planning policy framework and the characteristics of the site, it is considered that the proposal represents a well-designed and proportionate form of domestic development.

The proposal preserves the residential character of the site, safeguards neighbouring amenity and has been designed to minimise its visual effect within the Green Belt.

It is therefore respectfully requested that Bury Metropolitan Borough Council grants planning permission for the proposed development