

Planning Statement and Green Belt Justification

Adaptations to and construction of a Single Storey Rear Extension with balcony above and single storey front extension at **Holcombe Villa Farm, 323 Turton Road, Tottington**

on behalf of :

Mr & Mrs Hajdukewycz

August 2025

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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 Ground Floor Rear Extension with balcony above and single storey front extension ("the Application Proposals") for Mr & Mrs Hajdukewycz ("the Applicant") who lives at Holcombe Villa Farm, 323 Turton Road, Tottington.

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

1.3 This Statement has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include construction of a ground floor rear extension with balcony above along with a single storey front to compromise of additional living space.

2.2 The size of the original property is 689.7m³

2.3 The size of the existing extensions are 313.7m³

2.4 The size to be removed in proposal is 0m³

2.5 The proposal is 32.8m³.

3. National, regional and local planning policy National Planning Policy

3.1 National Planning Policy Framework . chapter 13 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 with in the area of the local planning authority.

4. The Applicant's case and Green Belt Justification

4.1 The Application Proposals included existing extensions increase the % size of to 50% larger than the original property size.

4.2 The property sits within an existing ribbon where houses have been extended over their normal size within green belt rules. Turton road has approx. 15 properties which have been extended hugely over the recent decade.

4.3 Both of the extensions will infill a space next to an existing extension as such will not be a detriment to the greenbelt. The land that the property is sat in has a large area and the extension would be 10m away from the rear boundary as such an extension on top of the existing building in my professional opinion would be satisfactory.

4.4 The extension works will be constructed out of similar stone to match to the existing.

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5. Summary and Conclusion

5.1 The Application Proposals respect relevant national and local planning policies. In terms of design, they reflect the very best, and it causes no harm.

5.2 Planning permission should therefore be granted, subject to appropriate conditions