

Planning Services,
3. Knowsley Place,
Duke St, Bury, BL9 6ET.

Simon Jackson,
203 Bury New Road,
Boulton, BL2 6GA,
LANCS,

AO: Joos Simpson

27th March '24

Ref: 157 Bury New Rd App 'N 707608

Following receipt of your email, dated 26/3 requesting extra detail set in order to enable the above Household Planning application to be validated and dealt with accordingly, and the two items needed. are

- ① Please find attached each drawing sheets 1 to 8 on separate P.D.F's, numbered and titled to suit etc.
- ② Also as advised. due to the property being in the green belt, house extensions are considered in line with the 'National Planning Policy Framework' Para 145(c) And the Councils own policy, SPD or NPPF etc. we therefore confirm the following volume calculations:-

$$\textcircled{A} \text{ Volume of original dwelling (as built)} = 279 \text{ m}^3 \\ \text{As per council SPD } \frac{1}{3} / 33\% = \textcircled{93 \text{ m}^3}$$

$$\textcircled{B} \text{ Volume of existing SS Res extn} = 53 \text{ m}^3 \\ \textcircled{C} \text{ - 1 - of proposed two storey extn } \frac{139 \text{ m}^3}{192 \text{ m}^3} \\ \therefore \text{Volume of exg / proposed extn } \textcircled{192 \text{ m}^3} > 93 \text{ m}^3 \quad \therefore \text{!!}$$

Due to the combined volume of existing / proposed extensions @ 192m³ exceeding 1/3 of the volume of the original house 93m³ we provide additional evidence, documentation and information to demonstrate special circumstances in line with Para 143 in line with the requirements of the 'National Planning Policy Framework (NPPF) etc as attached... sheets ① ② ③ etc

Regards:- Simon Jackson (AGBY)

- A traditional class C3 3x bed semi-detached family house built circa 1932/33, set within domestic curtilage built as 'pre-war'. Hidden development with open area of green belt to front/rear. south/north of property.
- Class A permitted Development rights alone would allow for up to 100m³ of ground floor side/rear extensions to be built without the need to obtain "Householder Planning Permission and more recent "Prior approval notices could enable an extra 40/50m³ to the rear extension - which when totalled up @ approx 150m³ would be more than 33%!!
- The existing extension to the rear was built as Class A Permitted Development App No 55565/2012.
- The As built original semi-detached dwelling covers an area of 48m² and is set within its original curtilage of 313m² = 15% with the existing extensions added to the original house increasing this to 29% so the area of land covered by building is below the 33%.
- The proposal would provide much needed additional ground and 1st floor space for the young family, the applicants who have just purchased the property and plan to extend the family now that they have moved to the property to fully utilise and absorb the large garden space to the rear and the open fields/recreational spaces to the rear & field & football pitches.
- The original curtilage of the property has been extended considerably since 2000 when the landowner/farmer sold off pockets of land to most of the houses on this stretch and whilst this extra pockets of land is still classed as green belt/farmland and not to be closed as domestic garden curtilage, due to not having any changed use applicable... It does vastly increase the footprint/area of land around the original dwelling as outlined in red and blue on the existing/prepared block plans as Dec No 1.

• The proposed works have been designed in complete accordance with the planning dept's current planning policy SPD No 6 "House Extensions including a setback, recess to the 1st floor element at the front to curtail the 'terracing effect', provision of adequate off road parking for 3x beds and storage area for several refuse receptacles & wheel bins, materials to match existing, No impact on 450 line etc and therefore fully compliant to Planning Policy..... etc.

• Please note that several precedents exist for similar two storey side extensions to the one being proposed at No 157 Bury Road i.e. :-

(i)	205 Bury New Rd	App No 51954
(ii)	151 - " -	App No 58121
(iii)	153 - " -	App No 63467.
(iv)	185 - " -	App No 59330

• In summary we fully acknowledge the need to assist in safeguarding the countryside from encroachment as 143(c) and as pointed out in the 1st paragraph, the destruction of the houses one - was as "Ribbon-Development" on the main A58 trunk Rd between two large towns / conurbations essentially linking neighbouring towns but at the same time keeping the land to the north/south. front/rear as open land is one to check the unrestricted spread of large built up areas 143(a) and to prevent neighbouring towns from merging into one another Para 143(b) ..

• The proposed house extension whilst exceeding the recommended 33% in terms of volume due to being two storey etc, however the coverage only equates to 29% in terms of floor area / footprint to the original domestic unit (i.e. extra land purchased) so as per

Para 143(c) adequately assists in safeguarding the countryside from encroachment. (3)

• As Bury Council's Supplementary Planning Document 6

"Alterations and Extensions to Residential Properties" Section 10. Green Belt page 27 Para 10.10

Large areas of the borough are designated as 'Green Belt' and strict control of extensions to dwellings will be applied to ensure proposals do not impact on the basic character / appearance etc - previously approved two storey side extensions as listed and not do to themselves exceeding the 33% rule And built / exist... serves as examples and of previous decisions by the 'Local Planning Authority' and as such the proposal for the extension to 157 should be warranted by such previous examples as listed. because of the precedence etc... And the fact that the proposal is fully compliant to planning policy as outlined And will have no impact on the "Green Belt" as per the NPPF Section 13 Para 142-156 and in particular Para 143 and 145 etc,

We do hope and trust the above statement is in line with the NPPF and SPD to "Green Belt" and enables the application to become fully validated and dealt with accordingly.

Regards:- Simon Jackson (Aref)