

**Proposed Conversion to Eight Dwellings and New Bungalow
Lake Hill, Walshaw Road, Bury BL8 1PT**

PLANNING STATEMENT

Introduction

The proposal has been the subject of a pre application enquiry but the plans originally submitted did not include the detached bungalow now proposed. The Planning Officer's guidance note on the original scheme was dated 13 April 2016 listed the information required to support a planning application, including the need for this Planning Statement and a Design and Access Statement that is submitted as a separate document.

The Planning Office's note sets out the essential issues and, without prejudice to the decision on a planning application, concluded that the conversion was acceptable. The guidance note is a material consideration in determining the application.

The bungalow would be built close to the existing house and would replace a brick built outbuilding that is not easily capable of conversion. Other buildings would be demolished and not replaced.

Planning Policy.

The pre-application guidance note listed the relevant saved policies of the Bury Unitary Development Plan and it is not necessary to list them all here again. The UDP was adopted as long ago as August 1997 and, despite its age, is still Bury's development plan.

The updated National Planning Policy Framework was issued in February 2019 and supersedes parts of the UDP. Like previous guidance, it points out that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise, but with emphasis now on supporting sustainable development.

Both the UDP and the NPPF set out what is considered to be "appropriate development" in the Green Belt although the wording is different. The NPPF 2019 (paragraph 145) includes as appropriate development "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" and also "the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces". Thus, the NPPF supports the application for both the conversion and the new bungalow. The building which is being replaced by the bungalow is already in domestic use and the volume of the buildings on the site will be reduced rather than increased as a result of development.

UDP Policy OL1/4. The building and surrounding land are within the Green Belt. The policy states that "the conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted" subject to qualifiers. The proposed use will not have a materially greater effect than the present use on the openness of the Green Belt. The surrounding land has a long established domestic use. The building is capable of conversion. There is adequate vehicular access. Mains water and electricity are already connected.

UDP Policy EN1/1. The proposal will not have a detrimental effect on the Green Belt. UDP Policies are supplemented by Guidance Notes. Guidance Note 9-Conversion and Re-use of Buildings in the Green Belt was adopted in 2007. The proposed conversion is in accordance with the document's requirements.

The National Planning Policy Framework has a presumption in favour of granting planning permission for sustainable development such as that proposed at Lake Hill. The building is in a sustainable location on the edge of the built up area with mains services connected and essential facilities nearby including a bus route.

Local planning authorities should ensure the delivery of a wide choice of high quality homes (NPPF Chapter 5). Local planning authorities should have in place a Local Plan which meets the needs for a supply of both market and affordable housing which Bury has failed to achieve. In the future the Greater Manchester Spatial Framework will provide a statutory target. In the absence of an up to date local plan the onus is on the Local Planning Authority to approve developments such as that which is proposed at Lake Hill.

It is contended that the development meets the NPPF 2019 requirement for good design (Chapter 12) although the LPA does not have up to date design guidance as suggested by the NPPF.

“Local planning authorities should look for solutions rather than problems and should seek to approve applications for sustainable development wherever possible” (NPPF paragraph 186). The applicant has attempted to resolve as many issues as possible at pre-application stage as suggested by the NPPF in paragraphs 39 to 43.

The applicant is happy to receive an approval with appropriate conditions to make the development acceptable to the local planning authority (NPPF paragraph 55).