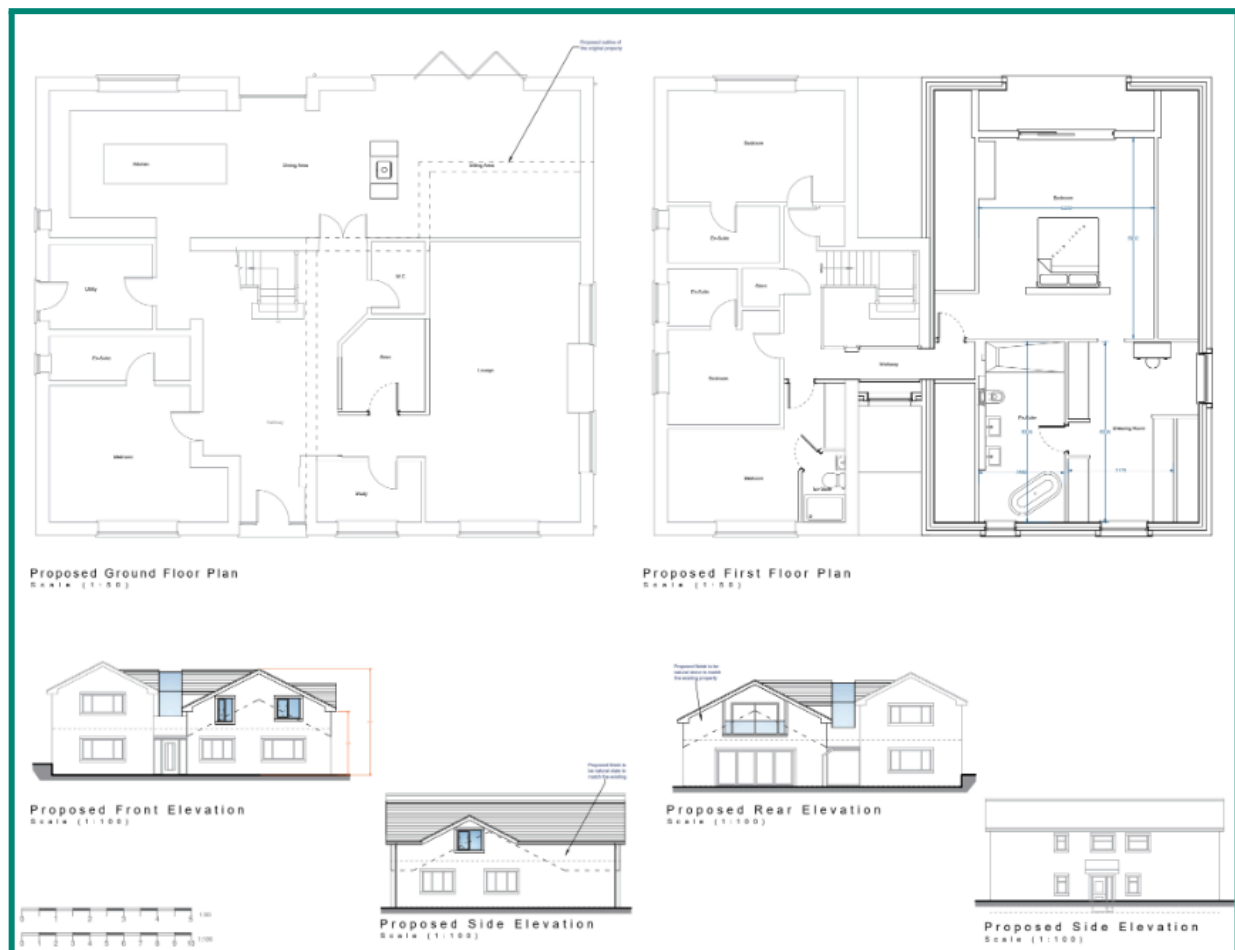


SUPPORTING STATEMENT

22nd March 2024

Full Application for a First Floor Single Storey Extension



White Paddocks Lodge, Harwood Road, Tottington, BL8 3PT

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Denise Hall



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1. INTRODUCTION

- 1.1. This statement has been prepared for the purpose of a planning application to Bury Council, in respect of a proposed upwards extension of one additional storey, over part of White Paddocks Lodge, Harwood Road, Tottington, BL8 3PT.
- 1.2. The statement provides assessment and justification in respect of the scheme having regard to the Development Plan for the area, and material planning considerations.
- 1.3. This application has been made after previous pre application discussions with the council.

2. THE APPLICATION SITE

- 2.1. The application site comprises a detached dwelling that currently consists of two storeys to the west of the property, and one storey to the east. This is due to a previous planning application for an extension that has been implemented.
- 2.2. The property is located to the west of Harwood Road and it is set back from the road, with private access to the site. The site is hidden from the road by a row of mature hedging and trees.
- 2.3. There are a few residential and agricultural properties off Harwood Road, becoming increasingly dense with residential properties as the area turns into Tottington, which is approximately 0.8 miles to the North East of the site.

3. PROPOSED DEVELOPMENT

- 3.1. The proposed extension will consist of the addition of an extra storey to the eastern side of the dwelling, to marry the height of the existing two storey element. The below illustrations show the existing elevations compared to the proposed elevations.



Figure 1: Existing Elevation

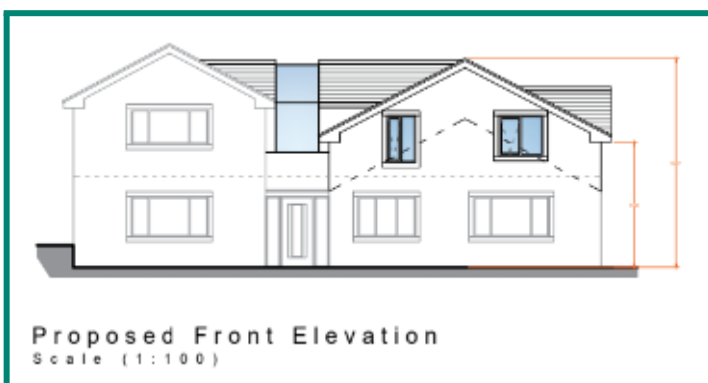


Figure 2: Proposed Elevation

4. PLANNING HISTORY

4.1. Previous planning history on the property includes:

- **58208** - Two storey side and single storey rear extensions; External alterations to include installation of solar panels (resubmission) - Approved and implemented on the dwelling.
- **69026** - Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys. Proposed addition of one storey to create a two storey house - This previously submitted application above the original part of the dwellinghouse was submitted by the applicant earlier in the year. The plan below illustrates this submission.



5. PLANNING POLICIES

- 5.1. The application site sits within the borough of Bury Council. As such, the following policy and guidance applies:
- Bury Local Plan (Adopted 2017)
 - Unitary Development Plan
 - National Planning Policy Framework (NPPF) (December 2023)
- 5.2. Under the Bury Local Plan, the area in which the site is situated has been labeled as Green Belt.
- 5.3. Bury Local Plan:
- OL1/2 - New Buildings in the Green Belt.
 - OL1/3 - Limited Infilling in Existing Villages
- 5.4. Bury Supplementary Planning Guidance
- SPD 6 - Alterations and extensions to residential properties
- 5.5. Unitary Development Plan:
- Policy H2/3 H2/3 - Extensions and Alterations.
- 5.6. NPPF (December 2023):
- Paragraph 154 - Development in the Green Belt

6. PLANNING ANALYSIS

Openness, Character of the Area & Design

- 6.1. The National Planning Policy Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Openness and permanence are essential characteristics of the Green Belt.
- 6.2. It goes on to say that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.3. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘*Very special circumstances*’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.4. Under paragraph 154 of The Framework ‘*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*’ is not considered to constitute inappropriate development. The term ‘*original building*’ is defined in the Framework as a building as it existed on 1 July 1948 or, if constructed after that date, as it was built originally.
- 6.5. Policies OL1 and OL1/2 of the Bury Unitary Development Plan (UDP) are generally consistent with the Framework in terms of the permitted exceptions to inappropriate development in the Green Belt. OL1/2 adds that proposals for extensions and alterations to development within the Green Belt should have regard to any supplementary planning guidance issued by the Council.
- 6.6. Supplementary Planning Document 6 (SPD 6) dated January 2020, of the Council’s adopted local plan states:

“Large areas of the Borough are designated as Green Belt and proposals for domestic extensions in such areas will be strictly controlled to ensure that proposals do not impact on the basic character and appearance of the Green Belt. Proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling. However every application is assessed on its own merits. A statement of Very Special Circumstances will be required if the extension is considered to be materially larger than the original building. Large parts of the Green Belt are also covered by Special Landscaped Areas and the West Pennine Moors and the Council will expect particularly high quality designs and materials in such locations.”
- 6.7. It is noted that the SPD does not set a limit of 33% for the volume of extensions over the original building, however it states that each application will be assessed on its own merits. It does state that the aim of the SPD with regards to Green Belt policy is to ensure that proposals do not

impact on the Green Belt's basic character and appearance. A statement setting out Very Special Circumstances will be required if the extension is considered to be materially larger than the original building.

- 6.8. The volumes of the original dwelling, existing dwelling and proposed options are set out in Table 1 below.

	Original Dwelling	Existing Dwelling	Proposed Extended Dwelling
Volume (m3)	418.5m3	975.5m3	1,222m3

Table 1 - Volumes

- 6.9. Although there will be a 25 % increase on the existing building, and a 191% increase on the original it will not impact the surrounding openness. Recent case law confirms that openness is not narrowly limited to a volumetric, spatial approach.
- 6.10. In the Euro Garages judgement (*Euro Garages Limited & (1) The Secretary Of State For Communities And Local Government (2) Cheshire West And Chester Council (2018)*) the Inspector for the planning appeal considered that increased floor area and volume meant a greater impact on the openness of the Green Belt and that a lack of visibility did not in itself mean that there would be no loss of openness. However, in upholding Euro Garages' challenge to the Inspector's decision, Mrs Justice Jefford observed that for there to be a greater impact on openness, there must be something more than merely a change, and an assessment should be made as to the harm caused by the change.
- 6.11. In paragraph 29 of the judgement, it was stated that whether the openness of the Green Belt is preserved, or conversely harmed, is not simply a question of whether something, which by definition has a spatial impact, is to be built. Further, the question of whether the openness of the Green Belt is preserved will generally involve an assessment of the visual or perceived impact.
- 6.12. More recently in *R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020]* it was confirmed that it is for the decision maker on a case by case basis and as a matter of planning judgement, not law, to assess whether visual openness is relevant and if so to what extent.
- 6.13. In this instance, it is considered that the lack of visual and perceived impact of the development should be afforded significant weight. The increased eaves height is minimal and would not in itself increase the footprint of the building. Visually, it would have very little if any perceived

impact on the openness of the Green Belt. The proposed eastern side extension, incorporating the west single storey extension that was previously approved, would result in a visual change, but would not lead to visual harm or perceived harm to openness.

- 6.14. It is therefore considered that the development either in part, or in whole would not lead to a visual or perceived loss of openness to the Green Belt. It would not appear as a disproportionate addition, irrespective of the volume calculations.
- 6.15. Without prejudice to the above, should the Council consider that the development would be materially larger than the original dwellinghouse, SPD 6 states that each case is viewed on its own merits, with development being controlled to *‘ensure that proposals do not impact on the basic character and appearance of the Green Belt’*. In this instance, it is considered that there will not be a negative impact on the basic character and appearance of the Green Belt.
- 6.16. The proposed extension has been designed not with volume in mind, but to provide a continuous and more aesthetically pleasing right hand side elevation to the property, sensitively incorporating the approved side extension which would otherwise appear as an awkward and a disjointed ‘add on’. It therefore has no greater impact on the overall setting or openness of the area, as the addition will improve the aesthetic appearance of the property, and will also make it more in keeping with the surrounding dwelling. The characteristics of the neighboring properties are that of two storey detached dwellings with a continuous pitched roof. Therefore, the current design of the property is not in keeping with these surrounding properties.
- 6.17. The addition of the proposed extension improves the overall appearance of the dwelling, creating a balanced house, rather than a disjointed dwelling with one side larger than the other. This is helped by the addition of the glazed section which will join the two sides of the house, while breaking up the massing of the building. The increased eaves height would not have a detrimental effect on the character and appearance of the dwelling, or the character of the area as it merely mirrors the other side of the house.
- 6.18. The existing green boundary of trees and hedges to the east of the site, adjoining the road, provides privacy for the property. This also aids in the lack of impact the extension will have on the surrounding area, as the property is already partially hidden by this greenery and the existing two storey element provides a backdrop to the development. Therefore, from the road, the extension will not be noticeable due to this green verge in front of the property.
- 6.19. There would only be a marginal increase in the footprint of development, and the scheme would have no greater impact on the openness of the Green Belt when considering the Euro Garages and Samuel Smith cases.

Very Special Circumstances

- 6.20. Consistent with The Framework, SPD 6 requires very special circumstances to be demonstrated to outweigh the harm to inappropriateness and any other harm. It is important to note that no

'other harms' are considered to result from the proposed scheme. The very special circumstances are set out below:

- 6.21. The property holds sentimental value for the applicant, however, the existing space cannot provide the essential facilities the family need. The upper floor only comprises three bedrooms, which is inadequate for the applicant's specific family needs. With three children in the household, the current size of the dwelling is insufficient to ensure a comfortable living environment for all family members. The scheme provides the essential additional space required to enable the applicant and their family to remain in their family home.
- 6.22. Further, the applicant's father, who is suffering from Parkinson's disease, sporadically resides on the ground floor. Given the medical condition of the applicant's father, the existing living space is impractical and constrained. It also means there are not enough bedrooms for everyone residing in the house. There will become a point in the future where the applicant's father will need to live full time with the family.
- 6.23. The resulting design incorporates suggested changes by the planning officer to overcome their concerns with regards to the visual impact of the originally submitted extension to the previously approved extension, which would have resulted in a 3 storey extension to the west, with only one storey to the east. This would have changed the character of the property more than the design that is now being proposed.
- 6.24. In light of these circumstances, the proposed extension serves as a viable solution to address the pressing need for additional room and improved living conditions for the applicant and their family.
- 6.25. Further, there are other options which could be undertaken for this property which would create more impact on openness. This includes the development of outbuildings within the curtilage using permitted development of the dwelling which would create larger volumes than what would be proposed within this application for the extension on the dwelling.
- 6.26. As well as the larger volume of buildings created, it would result in sporadic development on the site, which arguably would cause more detriment to the greenbelt and the overall design and cohesiveness of the area. Therefore, this proposal is a more consolidated development and provides the necessary space required for the applicants, while also providing a cohesive design.
- 6.27. The extract of the plan below shows how the volume allowance from permitted development could be used for the creation of outbuildings in the curtilage. An additional 262m³ could be created through these. In this plan a snooker room and storage shed have been proposed to show how these volumes could be used. This would create a greater impact on openness through the creation of these buildings as separate to the dwelling.

- 6.28. This volume is larger than that of the proposed extension to the dwelling, and would also create a larger impact on the openness of the area through the expansion of buildings within the curtilage. The table below shows the volume analysis compared with the proposed extension.

	Original Dwelling	Existing Dwelling	Proposed Extended Dwelling	Proposed Outbuildings & Existing Dwelling
Volume (m3)	418.5m3	975.5m3	1,222m3	1237.5m3

Table 2 - Volumes

- 6.29. It is therefore requested that the extension be granted in respect of this, as the extension will provide a more cohesive volume increase that is necessary for the family, and will create a lesser impact on the surrounding area than these potential outbuildings (a fallback position).

7. CONCLUSION

- 7.1. In response to the previous submitted application, a new proposal for an east side extension is now being submitted. To initiate this process, the pre-application submission has been made, seeking input from the local authority on the proposed development.
- 7.2. The design is cohesive with very little visual impact on the green belt.
- 7.3. This proposal is necessary to improve the quality of life for the applicant and their family and we have demonstrated very special circumstances.
- 7.4. It is therefore respectfully requested that the application is approved.

Produced & signed by: Anna Taylor BA (Hons)

Checked by Sophie Marshall BSc (Hons) MRTPI MRICS FAAV

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

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