



PLANNING REPORT - APPLICATION REFERENCE: 68876

BAST HOUSE FARM HOUSE, BURY

First Floor Extension Planning Statement

PROJECT NO: 1119

PROJECT NAME: BAST HOUSE FARM

DOCUMENT DATE: OCTOBER 2022

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[illegible]

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01

Policy

National and Local Policy

OL1/4 - Conversion and Re-use of Buildings in the Green Belt states that the conversion and re-use of buildings in the Green Belt is not inappropriate development and will be permitted providing that:

Any extension of re-used buildings, and any associated uses of land surrounding the building do not conflict with the openness of the Green Belt and the purposes of including land in it.

Openness of Green Belt:

The farm complex already consists of a free-standing group of buildings within the Green Belt. Whilst they pre-date Green Belt designation and are appropriate in the context of a rural landscape, they nevertheless affect openness by virtue of the fact that they constitute built development.

Bury Council, Supplementary Planning Document 6. Alterations and Extensions to Residential Properties:

- Proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling.

- Materials should match the existing roof material, unless considered more appropriate to the particular building or the street scene.

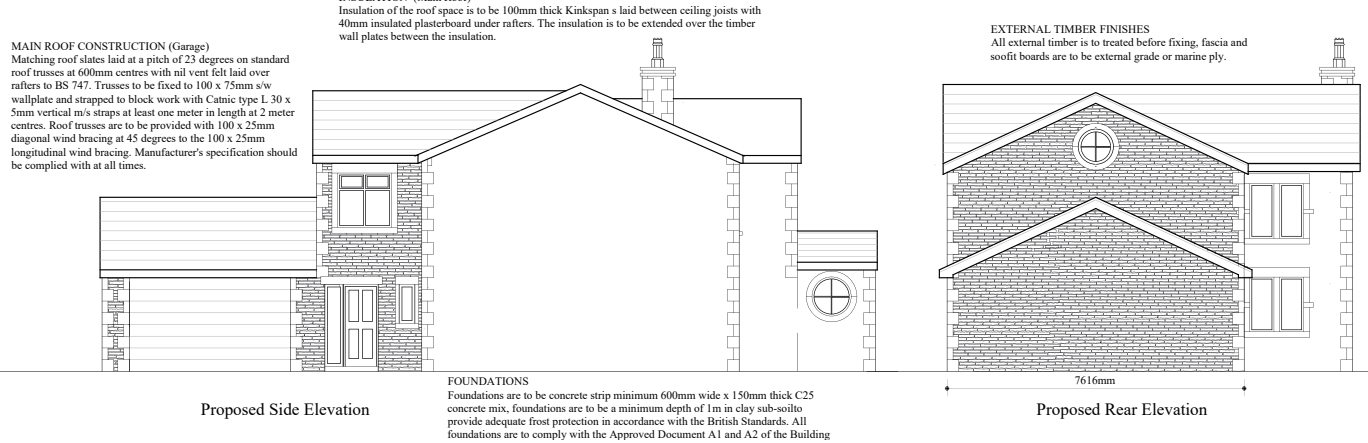
- Dormers with pitched roofs should not project above the original ridge line.



03

Design

Design



Existing Dwelling - As approved as part of Application 60091



Existing Dwelling - Site Photos

The existing dwelling was approved as part of application 60091, for the demolition of the existing outbuildings and erection of a two storey extension and single storey garage. With a lawful start having been made in compliance with the planning conditions.

The proposed first floor extension and dormer are proposed over the current single story garage. The proposals also include minor amendments to the rest of the property to window and door positions.

Scale

There will be no increase in the footprint of the dwelling, with the proposed amendments looking to provide additional floor space at first floor level, over the garage.

The proposals will increase the volume of the approved dwelling by just 8%.

The adjacent elevations indicate the existing garage elevation in red on top of the proposals.



Front Elevation @ 1:50



Side Elevation @ 1:50



Rear Elevation @ 1:50



Side Elevation @ 1:50

Proposed Elevations

	FOOTPRINT M ²	% INCREASE	VOLUME M ³	% INCREASE
Existing House (As approved 2016)	166m ²	N/A	727.07m ³	N/A
Current proposal	166m ²	0%	782.31m ³	8%



04

Conclusion

Conclusion

The footprint would not be any greater than the existing building, with only a modest increase in volume of only 8% greater than the current approved dwelling.

We conclude that there will not be any harm to openness within the context of the site and that, when the proposed building is viewed from a longer range, the change will be inconsequential. Therefore, the proposal does not constitute 'inappropriate' development under the terms of the Framework.

The proposals respond to both local policy and the surrounding context, materials have been carefully considered to be in keeping with their surroundings. The ridge line of the proposed dormer has also been carefully considered to ensure that it does not project over the existing adjacent ridge line.

If you have any further queries, please don't hesitate to get in contact with JDA Architects.



Thank you

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