

Planning Statement and Green Belt Justification

Construction of a Single Storey Side Extension at **5 Bolton Road, Hawkshaw**

on behalf of :

Mrs Murphy

September 2025

Contents

1. Introduction	
2. The application proposal	
3. National and local planning policy	
4. The Applicants' case and Green Belt Justification	
5. Summary and conclusion	

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 Side Extension (“the Application Proposals”) for Mrs Murphy (“the Applicant”) who lives at 5 Bolton Road, Hawkshaw

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 side extension to compromise of additional living space.

2.2 The size of the current original property is 232m³

2.3 The size of the existing extensions are 138m³

2.4 The size to be removed in proposal is 0m³

2.5 The proposal is 413m³.

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;

Thorp Design Services
thorpdesignservices@gmail.com

- 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 78% larger than the original property size. It should be noted that the current extensions make the property 59% larger than the original dwelling.

4.2 The extension will sit on already developed land (raised patio) as such will not affect the openness of the greenbelt. The client owns 2594m² of land which the extended property will be less than 5% of the overall space developed.

4.3 The domestic curtilage is 413m². The extensions/house will be taking up 114m² meaning the proposed property is 27.6% of the land.

5. Summary and Conclusion

5.1 While the Application Proposals are over the greenbelt percentage we feel the extra space will not harm the greenbelt due to the fact its being built on developed land. 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