

SUPPORTING PLANNING STATEMENT

14 January 2025

Proposed Residential Extensions and Replacement Garage.



At: The Gatehouse, Woodhill Road, Bury, BL8 1BN

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Ms Shahana Begum

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1. INTRODUCTION

- 1.1. This statement has been prepared and submitted alongside a planning application for proposed residential extensions and garage, at the above referenced site location.
- 1.2. In addition to this planning statement, the application is accompanied by the following documents:
- Existing and Proposed Site Plans
 - Elevation Plans

2. THE APPLICATION SITE

- 2.1. The application site comprises an existing two storey dwelling known as 'The Gatehouse'. The dwelling sits within a large plot and is set well back from the highway. There is a garage to the south west of the existing dwelling. Woodhill Road comprises a mixture of detached, semi detached and terraced housing.
- 2.2. The site is within the Elton Ward in Bury and is not within the Green Belt. The site is also not within a Conservation area nor is it within the vicinity of any listed buildings.



Figure 1 - Extract of Existing Site Plan

3. RELEVANT PLANNING HISTORY

- 3.1. The planning history of the site is as follows;
- **69706** - Partial demolition and replacement of 1 no. dwelling - **Refused**.
 - **68799** - Partial demolition and replacement of 1 no. dwelling - **Refused**. An appeal was subsequently lodged (Appeal Reference: **APP/T4210/W/23/3323153**) and was **dismissed**.
 - **67701** - Two storey extension at front, side and rear with balcony at front/side: Increase in height of roof - **Refused**
- 3.2. While not a formal planning application, pre application advice was received for the proposal under application reference '02987E'. This is discussed throughout the assessment.

4. BACKGROUND INFORMATION & PROPOSAL

- 4.1. The applicant's family is of Indian subcontinent origin, follows the Muslim faith, and upholds traditional cultural values. They currently reside at the property and would like to create a larger home that can accommodate at least three generations living together, reflecting their cultural tradition of providing mutual care and support across generations. The proposed extensions are designed to meet the differing needs of men and women while also incorporating quiet spaces for regular prayers, which are fundamental to their way of life. Such bespoke accommodation is rarely available in new-build housing, making the existing dwelling and its large site the only viable and affordable option for the family's requirements. Permitting the property to be extended in this way will also mean less houses are needed for the family when there is a well publicised housing shortage in the Country, including the North West and local area of Bury.
- 4.2. Since the previous planning application decisions, the design of the proposed development has been significantly reduced to address the concerns raised by the planning officers. The revised proposal addresses the feedback from those decisions and adopts a more modest approach, with a clear reduction in size and massing.
- 4.3. The proposal involves extensions and alterations to the existing property, including the erection of a two storey front extension, a two-storey side extension, first floor rear extension and a roof extension. Additionally, alterations are proposed to the fenestration of the main house.
- 4.4. The scheme also includes the demolition of the existing garage and the construction of a replacement.

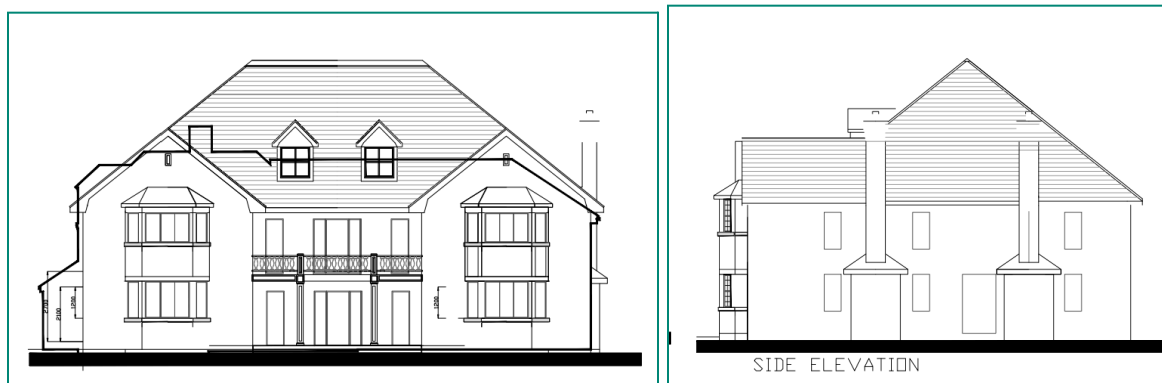


Figure 2 - Extracts of Proposed Front and Side Elevations

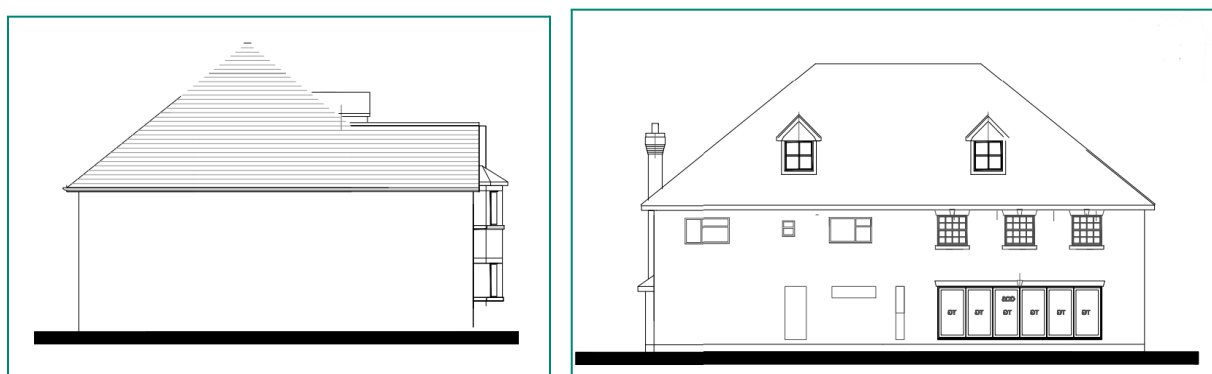


Figure 3 - Extracts of Proposed Rear and Side Elevations



Figure 4 - Extract of Front Elevation of Garage

5. PLANNING POLICY

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

5.2. The following Development Plan Policies have been considered;

5.3. Bury Council's Unitary Development Plan (UDP);

- H2/3 Extensions and Alterations

5.4. The National Planning Policy Framework (2024) ('the Framework') is a material consideration.

5.5. Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties is also a material consideration. The guidance outlines considerations with regard to design, separation distances. The supplementary guidance also expresses ethnic considerations in paragraph 10.20;

"Where there are special needs for religious observance or family living circumstances i.e. succahs and extended families, consideration shall be given, on an individual basis, to the relaxation of this guidance where it can be clearly demonstrated that there will be no direct harm to the principles outlined in Chapter 2".

5.6. Chapter 2 gives a breakdown of policy Policy H2/3 and states;

"Extensions and Alterations Applications for house extensions and alterations will be considered with regard to the following factors:

a) the size, height, shape, design and external appearance of the proposal;

b) the character of the property in question and the surrounding area;

c) the amenity of adjacent properties; and

d) visibility for pedestrians, cyclists and drivers of motor vehicles.

Justification This policy is concerned with ensuring that extensions and alterations to residential properties are of a high standard. Extensions and alterations to dwellings, including garden extensions and garages, can be visually intrusive; restrict daylight, privacy and outlook to neighbouring properties; and unacceptably reduce the available garden area. For all these reasons it is necessary to adopt standards to control the design, form and size of proposed extensions and alterations to ensure that they are

sympathetic in nature with the original building and surrounding area. The Council will issue more specific guidance on these matters as necessary”.

6. PLANNING ASSESSMENT

Principle

- 6.1. A detailed assessment of the proposal is crucial in determining the correct application route and whether it should be determined as a householder application for an alteration or extension to a dwellinghouse.
- 6.2. Pre application advice was received in August 2024 for the proposal and the officer states that;
- “The proposal appears to go beyond what might be reasonably considered as an addition or alteration to a dwellinghouse but seems, in all practical terms, to be starting afresh with only a modest amount of the original building remaining. Even where parts of the original building remain as opposed to being demolished, it is still possible to conclude that there is a new building.*
- Whether a proposal extends beyond a mere addition or alteration to the original building or means that in substance there is a new building, is a question of fact and degree and is a question of planning judgment. In this instance from the information submitted it appears that the proposal would lead to the removal of the majority of the front and side elevation, with significant extensions to the front of the existing foot print, additions to the side, and additions to the first floor rear. The proposal would also require an entirely new roof. As such it appears that the proposal would constitute a new building/dwelling rather than a householder extension”.*
- 6.3. Despite this pre-application advice, it is considered that the proposal is an extension and alteration of an existing dwellinghouse. The proposal has been submitted as a householder application.
- 6.4. While there are changes to the fenestration and external appearance, the key structural elements of the original building will remain in place. An analysis of the floor plans provides a clear basis for assessing the extent to which the original structure is retained. This is evident when comparing the existing and proposed plans, which show that the fundamental layout remains largely unchanged. The office, family room, sitting room, and lounge room on the ground floor retain their original positions and structural integrity. These internal areas will remain with minimal demolition required to accommodate the extensions. The proposed changes largely build upon the existing structure rather than replacing or fundamentally altering it.
- 6.5. On the first floor, the two bedrooms at the rear (HT 2305 and HT 2286), along with the two en suites, robes, master bedroom, and corridor (HT 2298), maintain their original layout in the proposed design. Much of the internal and external walls in these areas will remain intact, serving as the foundation for the extended structure. Similarly, the rest of the first floor retains its general layout. Many of the internal

and external walls remain unchanged, with new extensions added to enhance the space without compromising the core structure.

- 6.6. In terms of external alterations, an extract from the existing and the proposed site plan below illustrates the extent of the extensions, highlighting the changes made to the building footprint. (Note: the roof extension or the first floor rear extension are not shown in this extract). This clearly demonstrates that the core of the dwelling is retained, and the proposal does not constitute a new build.

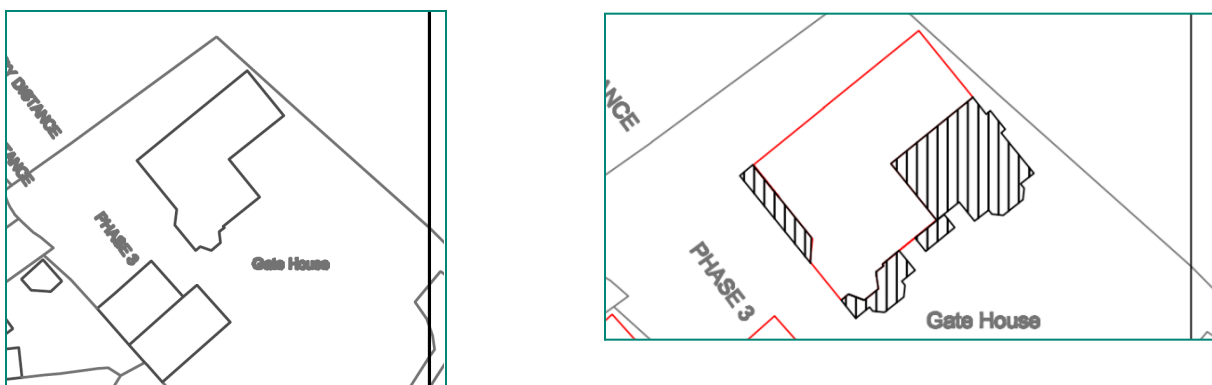


Figure 4 - Site Plan Extracts

- 6.7. The appearance of the front of the dwelling would change as a result of the extensions and alterations to the fenestration. However, these extensions are built upon the existing facade to provide additional living space. Due to the limited space at the rear of the property, extending to the back is not a feasible option. Furthermore, the set-back nature of the property and the generous distance between the highway and the dwelling ensure that the proposed extensions are proportionate and in keeping with the site context. The proposed front infill extension would align with the existing building line, creating a seamless integration with the original structure.
- 6.8. The dwelling would remain recognisable, an extract below of the side extension highlights the continuity between the existing and proposed, with the hipped roof design retained. The two-storey side extension would be seamlessly incorporated, with the removal of the gutters, window, lean-to, and existing conservatory, creating a smooth and cohesive finish.



Figure 3 - Side Elevation Extracts

- 6.9. It is evident that the proposal builds upon the existing structure rather than replacing it entirely, retaining the core of the original dwelling and its fundamental layout. Therefore, the proposal is regarded as an extension and alteration to the existing dwelling, rather than constituting a new building.

Impact / Appearance

- 6.10. The infill front extension would enhance the overall symmetry of the dwelling, providing a balanced and cohesive appearance when viewed from the front. By maintaining harmony with the existing design, the extension complements the architectural character of the property while achieving the applicant's objective of creating additional living space. The front balcony would not cause any undue visual harm owing to the properties set back nature.
- 6.11. The proposed roof extension has been thoughtfully designed to minimise visual impact and ensure that the dwelling does not appear top-heavy or out of proportion. The two front outriggers would sit below the ridge of the main roof and retain the hipped roof design, ensuring a subordinate appearance. At the rear, the roof reaches its highest point before stepping down to the two outriggers, effectively reducing the visual bulk of the proposal and maintaining a balanced and proportionate roofline.
- 6.12. In addition, while the application site is not located within the Green Belt, the proposal represents an approximate 30% increase in size compared to the existing property. This level of increase aligns with what is typically considered appropriate for extensions to dwellinghouses within the Green Belt.
- 6.13. The dormer windows sit comfortably within the roof slope. The pre-application advice suggests that... *"Dormers are not an architectural feature that is found within this particularly locality."* While the appeal decision (APP/T4210/W/23/3323153) confirms that the host property does not share the design or layout characteristics of the surrounding properties. The introduction of two subsidiary dormer windows to the

front and rear of the property would not present a negative visual impact or harm the prevailing character of the street scene, as it already significantly differs to the appearance of nearby properties.

- 6.14. The proposed garage is located to the side of the plot, ensuring that it does not obscure the main house or dominate the frontage. Its placement allows for adequate space between the garage and the property entrance, which helps to soften its visual impact. Furthermore, the design and scale of the garage remain subservient to the main house, ensuring that it is clearly incidental and does not compete with the primary dwelling in terms of prominence. The garage should not be compared to other properties in the area as it will serve the application site property only.
- 6.15. In light of the above, the proposal complies with policy H2/3 Extensions and Alterations and with supplementary guidance.

Residential amenity

- 6.16. Supplementary Document 6 states that the following standards are expected for householder extensions; 6.5 metres between an existing habitable room window and a proposed single storey blank wall and 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.
- 6.17. The proposed design includes three new bedroom windows on the rear elevation facing towards the rear boundary. While it is acknowledged that these windows are approximately 6 metres from the directly facing rear boundary, it is important to note that they face open land rather than neighboring gardens, ensuring that there would be no adverse impact on residential amenity. Furthermore, the existing property already features windows on the rear and side elevations in its current form. The introduction of these additional windows does not exacerbate the existing situation or create any new or further harm. The proposed design respects the established relationship between the property and its surroundings while maintaining privacy and minimising any potential impact.
- 6.18. Within the pre application letter, the officer does not raise any concerns about the side or front windows.
- 6.19. In light of the above, the proposal complies with policy H2/3 Extensions and Alterations and with supplementary guidance.

Highway safety

- 6.20. This site has ample parking. There would not be any significant highway safety impacts.

Other relevant matters

- 6.21. As stated within the background section of this statement, the proposal provides much needed additional accommodation for the applicant, reflecting the specific cultural and religious needs of their family. This aligns with the guidance outlined in Supplementary Planning Document 6, which acknowledges the importance of considering special needs for religious observance and extended family

living circumstances. Paragraph 10.20 specifically highlights the potential for relaxation of standard guidance in cases where it can be demonstrated that no direct harm to the principles of design and amenity will result.

- 6.22. Within the pre application letter, the officer has assessed other issues which would be considered under a full application for a proposed dwelling. However, as stated above, the proposal is for the extension and alteration of an existing dwellinghouse and therefore, other issues do not need to be considered under a householder application.

7. CONCLUSION

- 7.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,

‘The determination must be made in accordance with the plans unless material considerations dictate otherwise’

- 7.2. The proposed development complies with relevant development plan policies, as well as the Framework. It is therefore respectfully requested that planning permission is granted.

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