

Mr & Mrs M Cohen
425 Bury and Bolton Road,
Radcliffe
M26 4LJ

24th February 2025

Introduction

The property is a red brick bay fronted detached house located along the main Bury and Bolton road. Beyond the rear boundary is open land and the surrounding area is within the Green Belt. The general streetscape contains larger than average individual designed properties elevated from the main road. The application proposes a first floor extension at the rear that sits over the existing ground floor Sunlounge with dimensions of 4.17 x 4.17m to form an extended Bedroom and Ensuite room as shown on drawing 11439.03.P1.

NPPF

States that extensions of existing dwellings in the Green Belt should not result in disproportionate additions over and above the size of the original dwelling. In general, extensions up to a third of the volume of the original dwelling may be acceptable however, each proposal will be considered on its own merits. Paragraph 145 of the NPPF sets out exceptions to Green Belt development which are considered inappropriate. Paragraph (c) states that 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.

Policy Assessment

This proposal seeks to apply for an extension to an existing dwellinghouse (C3 use) for purposes of ancillary enjoyment to the property within an established sustainable area. The rear extension will have no detrimental impact on the character of the street scene or openness of the Green Belt. The design has been carefully considered to ensure that the form and materials enhance the character of the existing property and comply with Planning policies H2/3 OL1 and SPD 6.

The applicant has been keen to ensure that there is no detrimental impact on the amenity of the neighbouring properties and address any concerns prior to the submission of this application. The extension by virtue of its orientation and sun path, will not impact the neighbouring properties with respect to loss of light, shadowing or overlooking.

We have no records of the original property build and have assumed for the purposes of this calculation that the side extension was built prior to 1948. The original build including the historic side extension has been calculated at 535 cubic meters. A rear extension (approved under application number 56437 dated 15th July 2013) has been calculated at 120 cubic meters (22% volume). The proposed extension equates to an additional 59 cubic meters (11% volume). The cumulative percentage volume increase of extensions to the original building represents 33% which is considered to be within the broad parameters of not disproportionate extensions, noting that there is no definitive definition of what represents disproportionate extensions to an original building.