

Proposed Single Storey Extension at Front
13 Crag Avenue Summerseat BL9 5NZ

PLANNING STATEMENT

Introduction

The Council's email of 17 May 2024 requests additional information. It is pointed out that the property is in the Green Belt where extensions to dwellings should not be disproportionate in size, affecting the openness of the Green Belt

Summerseat is a named village within the Green Belt as defined by the old Bury Unitary Development Plan which was adopted in August 1997. New dwellings can be built as "infilling" and therefore extensions should, in most cases, be equally acceptable. The village remains within the Green Belt as shown in the recently adopted "Places for Everyone" document.

The property was originally a detached bungalow which has been extended, including a first floor extension at the side. It is within an established residential area with a variety of mostly detached and semi detached dwellings, many of which have been extended. to a greater extent than number 13.

I am unable to accurately calculate the volume of the original dwelling or the volume of the previous extensions. The proposed extension has a floor area of only 7 square metres and a volume of 21 cubic metres. It will match a previous front extension and will not bring the front elevation of the dwelling any closer to the road.

The extension may increase the volume of the original dwelling by more than 33% but it is not disproportionate in size or appearance to the dwelling or the surrounding property.

There will certainly be no harm to the openness of the Green Belt. "Very Special Circumstances" justify validation of the application and ultimately the granting of planning permission.