

Greenbelt Statement

Property

429 Bury and Bolton Road, Radcliffe M26 4LJ

15th March 2026

Introduction

The property is a brick built 3 bed detached house located on Bury and Bolton Road, Radcliffe.

The general street scape contains semi and detached houses all with different designs

Beyond the rear boundary is open land and the surrounding area is within the Green Belt.

The property has previously had a small front porch and conservatory added to the rear of the property both of which will be removed.

Proposal

The main requirement for the extensions is to provide a minimum of 4 bedrooms to the first floor, to enlarge the small bedroom and to have an additional bathroom facility.

The ground floor to provide additional living space with ground floor bathroom and larger kitchen and dining area to replace the conservatory.

The application proposes a first floor side extension set back at the front of the property and a single and two storey extension to the rear. The roofs on the first floor extensions are designed to be subservient to the main roof on the rear and side elevations and the rear single storey extension will have a flat roof.

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 developments which are considered inappropriate. Paragraph (c) states that the extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original building.

Policy Assessment

This proposal seeks to apply for an extension to an existing dwelling house (C3 use) for the purpose of ancillary enjoyment to the property within as 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 OL21 and SPD6.

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 extensions by virtue of their orientation and sun path, should not impact the neighbouring properties with respect to loss of light, shadowing or overlooking.

The original build has been calculated at 515 cubic meters. The proposed extensions have been calculated at 227 cubic metres. Therefore the cumulative percentage increase of proposed extensions to the original building represents 44%. increase which may be 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.