

GREENBELT JUSTIFICATION STATEMENT

56A Bradley Fold Road
Radcliffe
Bolton
BL2 5QP

Proposal

Removal of Garage and Shed and Erection of a Two storey Extension to Side.

Prepared by

Mubeen Patel BA (Hons) MTPI MRTPI
Planning Consultant



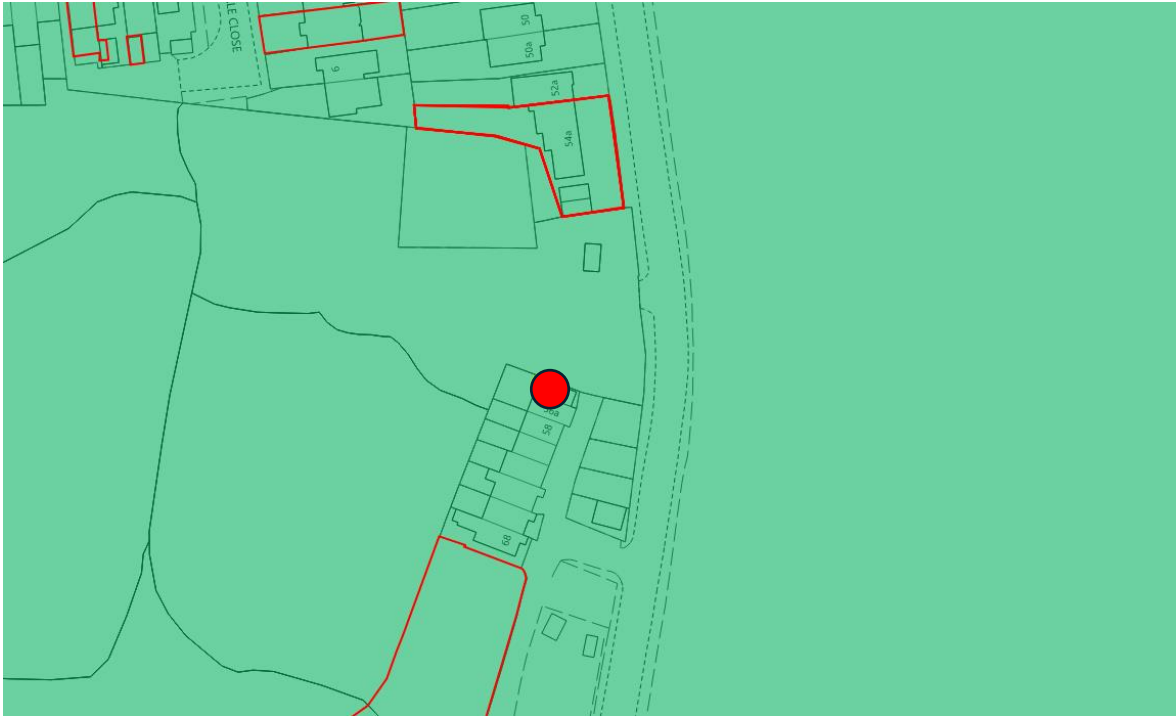
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Contents

	Page
1. Introduction	3
2. Special Circumstances & Need	6
3. History	8
4. Relevant Planning Policy	9
5. Assessment	13
6. Conclusion	16

1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted by 'Planning Management Ltd' on behalf of the applicant who owns and lives at the application property. The application site relates to 56a Bradley Fold Road, Radcliffe, Bolton, a modest two-storey end-terrace. The dwelling is finished in white render with a gable pitched roof design with a slate covering.
- 1.2 The property itself has not been extended in the past. However, the site does include a shed and small detached outbuilding to its side garden area. The property includes good sized amenity areas at both the front, side, and rear, with parking on the drive to the front, whilst on-street parking is also available.
- 1.3 The property is part of a terrace consisting of 7 properties. These properties are considerably small in size for a growing family, currently only providing a lounge and small kitchen area at ground floor and 2 bedrooms (1 box bedroom) and a bathroom at first floor level.
- 1.4 The terrace is positioned to the south of Ainsworth and close to the settlement of its residential properties to the north. Between the application property and the closest residential property to the north (No.54a) is distance of 30m. No.54a Bradley Fold Road has been significantly extended in the past by way of a large two storey extension to the side and a detached garage. Tall mature trees front the road and separate the application property and No.54a. Many of the properties to the north are larger in size and have been extended considerably.
- 1.5 Open fields are poisoned to the east, south and west of the site. The site is positioned within the allocated Greenbelt boundary.
- 1.6 Given the above, this householder application is provided with a detailed justification of its acceptability within the Greenbelt using local and national planning policy and guidance. The applicant would like to work with the Council in order to secure approval for the proposed extension in order for the family to live suitably and comfortably.



- 1.7 **Above:** The proposals map indicates the site (red circle) located within the Greenbelt, it is worth noting that the neighbouring property to the north No.54a is also within the Greenbelt and has been considerably extended.



- 1.8 **Above:** Image shows the existing front elevation of the small and modest application property.



- 1.9 **Above:** 3d Image shows the rear elevation of the application property. The property has not been extended in the past.



- 1.10 **Above:** Aerial image indicates the application site amongst the residential terrace row. No 54a Bradley Fold Road is to the north at a distance of 30m and which has been extended extensively.

2.0. SPECIAL CIRCUMSTANCES & NEED

- 2.1 The house is currently very small and not suitable for modern day living. The house currently requires internal insulation to its single brick walls, there are no cavities and thermal bridging causes damp, mould and poor energy performance, addressing this would decrease the internal dimensions further.
- 2.2 The house currently has only one usable bedroom and a very small box room and tiny bathroom, a lot smaller than an average two-bedroom terraced house, there is considerable curtilage at the front side and rear of the dwelling. The proposed extension would create a more practical living space this would include a family sized living room and two bedrooms on the first floor and increase the volume of the bathroom so a bath can be installed.
- 2.3 Also, the lack of housing in the area and extortionate rent rates are prising the applicant's daughter and family out of a home. Therefore, the modest extension of this home is the only solution to meet the current demand in housing for the family.
- 2.4 Overall, the additional space created would help with the applicant's needs for him and his family where the day-to-day functionality would be made easier.



3.0 HISTORY

- 3.1 A history check has been undertaken which has revealed no planning history for the dwelling.

4.0 RELEVANT PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for Bury comprises the saved policies of the Unitary Development Plan (1997), and the Places for Everyone Joint Development Plan document (Pfe). The Pfe is a joint development plan document for nine of the Greater Manchester districts (including Bury) and is a long term plan for jobs, new houses and sustainable growth. Following the adoption of the Pfe in March 2024 Bury MBC are now preparing a new Local Plan.
- 4.3 The nature and character of the Bury area and the way in which it has developed can be seen to be at the heart of many of the key issues affecting the Borough today. Any strategy for the area must, therefore, have its roots in the processes of change which have had an impact on the Borough's development.
- 4.4 The development must therefore be assessed against national planning policy contained within the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG) together with the local policies set out in the Pfe and Bury UDP (1997).
- 4.5 The following Local Plan policies have relevance to the proposal:

UDP Policy OL1 (Green Belt) seeks to maintain the Green Belt, ensuring that it fulfils the following strategic purposes;

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from further encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.6 Saved policy OL1/2 states that “The construction of new buildings in the Green Belt is inappropriate development unless it is for one or more of the following purposes: One of the purposes listed is;

- limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;

4.7 UDP policy EN1/1 states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment. Policy EN1/1 states that development will not be permitted where proposals would have a detrimental effect on visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas.

Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt.

4.8 In relation to extensions, paragraph 4.25 states ‘Residential extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. **In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling. However, each proposal will be considered on its own merits’.**

4.9 In terms of design, paragraph 4.26 states that ‘Extensions should be small scale, of a simple design and unobtrusive. Acceptable designs could include single storey, lean-to gable end or flank extensions’.

National Planning Policy Framework (2024)

4.10 The NPPF clearly states ‘that the purpose of the planning system is to contribute to the achievement of sustainable development’ (paragraph 7). Paragraph 10 confirms that ‘in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development’. Paragraph 11 states that a presumption in favour of sustainable development is at the heart of the NPPF. It goes on to say that ‘for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.11 Paragraph 61 confirms the Government’s objective of significantly boosting the supply of homes and identifies the importance of a sufficient amount and variety of land coming forward where it is needed.

4.12 Paragraph 135 of the NPPF, advises that Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

4.13 Chapter 13 sets out policies for ‘Protecting Green Belt land’ (Paragraphs 142 – 160) and confirms that Green Belt serves the following five purposes:

- to check the unrestricted sprawl of large built-up areas;

- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from further encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.14 Paragraph 153 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

4.15 Paragraph 154 states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, exceptions to this include;

- c) 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;

4.16 The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

5.0 ASSESSMENT

- 5.1 The existing dwelling is small in size and part of a row of terrace properties, set back but fronting the highway of Bradley Fold Road. The property has not been extended in the past and is in its original form. It is noted that there is a shed and small outbuilding positioned within the curtilage to the side of the dwelling. These elements would be removed in order to make way for the proposed two storey extension to the side of the dwelling. As such these outbuildings are not part of the volume considerations as part of this application.
- 5.2 Guidance Note 8 states that the Council may allow an extension to be up to a third of the volume of the original dwelling, this is taken as 33%. However, it goes on to state that each proposal will be considered on its own merits’.
- 5.3 Calculations undertaken show that the volume of the original dwelling to be approximately 240sqm, whilst the proposed two storey extension would be approximately 190sqm, this would equate to a percentage increase of 79.1% over the original dwelling. As such the proposed extension in terms of the guidance would be disproportionate in relation to size and scale. Nevertheless, each application should be taken on its own merits and justification for its acceptability is provided below.
- 5.4 For sites within the Green Belt, the policy states that additions to new dwellings should not be disproportionately larger than the original dwelling, this mimics Paragraph 154)c of the NPPF. In addition, principal views of the site are from Bradley Fold Road, where the extension would only be viewed in passing and as a small proportionate extension to the terrace as a whole, rather than just to the end terrace.
- 5.5 Furthermore, the extension would appear as a two storey extension set down and set back from the original dwelling, thereby appearing as a subordinate addition. Against the backdrop of tall trees to the north and surrounded by tall trees and hedges along the highway, and within the distinctive features of its residential curtilage, the proposed extension would not undermine the purposes of the Greenbelt in that it would not result



in unrestricted sprawl, it would safeguard the countryside from encroachment, and it would preserve the character of the area.

- 5.6 The special circumstances stated in this document should be taken into consideration including the push for housing nationally by the Government. Also, the introduction of the Grey Belt should be given weight where Previously Developed Land includes residential gardens. There is a real need for housing of this type of tenure in Bury, and this development would contribute towards that need and provide housing for two families in this difficult period of acute undersupply of homes.
- 5.7 It has also been evidenced that large extensions over and above the 33% guidance have been approved at neighbouring properties by the Council. It is understood that based on previous applications, the Council view that extensions are a pivotal part of providing the tenure needed for families to grow in and expand, as undersupply and affordability of homes is a real issue nationally and especially in this area.
- 5.8 The extension although to some degree large is not considered disproportionate when considering the small modest size of the original dwelling. The extension would help applicants to live more comfortably and would also help insulate the home and provide environmental benefits. As mentioned above, the extension would be somewhat secluded given it would be surrounded by dense trees thus not adversely impacting on the Green Belt or its openness.
- 5.9 Overall, the proposed development would not cause encroachment into the countryside given that the principle of residential development on the site has already been established – it has no relationship with the open countryside in the surrounding area. The proposed extension would therefore not conflict with any of the purposes of including the land within the Green Belt.
- 5.10 Based on the above and the Special Circumstances presented, and with this in mind, the proposed development would not constitute inappropriate development in the Green Belt and accords wholly with Policies of the Local and the NPPF.



- 5.11 In terms of other issues such as landscape character and amenity, the main ridge height of the extension would be lower than that of the dwelling building and subordinate and proportionate. No issues in terms of overshadowing, overlooking or privacy have been identified. There would also be no amenity issues with regards to neighbouring properties.

6.0 CONCLUSION

- 6.1 The proposed development through its design, siting, need and Special Circumstances would not detract from the Greenbelt and its openness. For the reasons discussed above, it is considered that the proposed development would not be inappropriate development in the Green Belt and would not be contrary to Policies of Burys Local Plan and the Framework.

- 6.2 For the reasons identified within this statement, the proposed development constitutes sustainable development and planning permission should be supported.