

Justification Statement
Land between 145 & 115 Holcombe Old Road,
Holcombe,
Bury.

Proposed Detached Residential Dwelling,
To Replace Existing Small Holding/Agricultural Holding Buildings.
Permission in Principle.

The proposed development seeks to replace the existing menagerie of structures including a barn, storage container and hen house, with a relatively modest 3-bedroom detached property, to include parking amenity, garden space and much depleted biodiversity enhancements. Whilst retaining both separation and the distinctiveness of the Holcombe Old Road and Lumb Carr Road areas of both conservation and green belt areas.

The application site lies in Hazelhurst within the Holcombe Conservation Area and an area of Green Belt land which extends between Holcombe Village and Holcombe Brook which is briefly interrupted by Hazelhurst. The small but distinctive settlement within which the application site is located lies along Holcombe Old Road and Lumb Carr Road which is isolated by Green Spaces to the North, East, and West with limited separation to the South.

Due to the size and scope of the application site the separation which currently exists will be retained ensuring that the Green Belt is in no way compromised by the proposal in its fundamental purpose of defining settlements ensuring that a buffer between settlements is retained to ensure their distinctiveness.

In terms of size and scale, the proposal seeks to accommodate an area no greater than the existing floor plans on site. The height of the building has been designed to sit in to the existing ground level with an eave height which is 1.5 chambers tall to ensure the proposal does not unreasonably impose upon the street scene and surrounding buildings.

The design of the proposal seeks to fully respect the surrounding structures by employing a 1.5 chamber 2 storey approach, however, as a permission in principal the design is and should only be seen as taken as an 'annotation approach' only which will therefore be open to scrutiny of the LPA and the community.

The proposal seeks to replace the current dilapidated structures on site to positively enhance the current appearance without unduly imposing upon the neighbouring structures. The proposed shall be constructed from natural stone and slate with timber sash/casement windows to reflect the distinctiveness of the Holcombe Conservation Area to ensure a sympathetic approach to the area. The broader site will have permeable bound porous hard landscaping and a distinct biodiversity area and approach which will enhance the natural surroundings including the addition of trees which will further improve and benefit both the immediate area and the broader community. Access to the site will be by way of the existing gate entrance to retain the existing street scene which will retain the existing boundary wall to Holcombe Old Road.

Additional measures not yet indicated shall be the installation of a low noise >28dba heat pump and in roof solar panels to promote energy efficiency. Sustainable surface water attenuation and full biodiversity appraisal. In addition to the proposed for further determination during full plans approach, both energy efficiency and sustainable drainage via attenuation and biodiversity improvements up to 30% increase shall be proposed and considered.

The proposal fully respects the green belt and the purpose of the green belt in its fundamental form by acting as a buffer/separation between settlements. By way of replacing the existing structures and replacing them with a sympathetic structure yet retaining the current context of the proposal site, both the green belt and the immediate site will be improved and enhanced. This approach accords

to NPPF para 143 a, b, c, & d. The proposal also conforms to NPPF 146 by adding to the authorities housing stock yet limits the development below the recommended five homes thus retaining the green belt in its current form. NPPF 150 & 151 indicate the inclusion of land and villages within the green belt to protect the character of that area and be included with a conservation area. The removal of derelict land/buildings, which can also include inadequate quality buildings, should be seen as a distinct improvement. The proposal accords with NPPF 150/151 by removing derelict/inadequate quality structures and their appearance to replace those with a sympathetic development. The proposal also accords with NPPF 155 a, c, d, (minor development <5 homes. Thus, accords to the golden rules of development.

The above ensures compliance with policy EN1 EN1/1 EN1/2 EN1/3 EN2/1 EN2/2 EN2/3 EN3/2 EN4/1 EN4/2 EN5/1 EN6 in addition the proposal respects the required separation distances and sight lines required by both the LPA SPD and NPPF recommendations thus ensuring the proposal is sympathetic to and respects the privacy afforded to the existing residents, the broader community and the current green belt use.