



PK2-Planning Statement

18th November 2024

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

**Planning Statement for a house extension and two annex at :
Meadow Heys, Moorbottom Road, Holcombe, Bury, BL8 4NS**

Our proposals are for an established dwelling situated on the slopes of Holcombe Hill, in both Green Belt and the West Pennine Moor. As such, the following policies will be relevant.

National Planning Policy Framework (NPPF) :

Although the NPPF is proactive with regard to development, chapter 13, paragraphs 142 onwards deal with 'Protecting Green Belt Land.'

Specifically paragraph 154 states that extensions should not be disproportionate to the original house.

Unitary Development Plan Policy OL1 – New Buildings in the Green Belt :

The construction of new buildings inside the Green Belt is inappropriate development unless it is for specified purposes, or for other uses of the land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

Policy EN1/1 Visual Amenity :

Development will not be permitted where proposals would have a detrimental effect on public views from areas of environmental interest such as the Green Belt.

Policy EN2/1 Character of Conservation Areas :

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

The Council will be especially concerned with encouraging and where appropriate implementing measures to replace and restore features of architectural interest; initiate and promote environmental improvement/enhancement schemes; remove dereliction and bring unused land back into beneficial use.

Policy EN2/2 Conservation Area Control :

Development within a Conservation Area will only be acceptable if it preserves the special character or appearance of the area. This includes the development in terms of its bulk, height, materials, colour, design and detailing.

Proposals :

In relation to our proposals, an accurate survey of the existing house has been carried out, and its volume calculated as 288.1 cubic metres.

Our design raises the ridge by 385mm and adds a larger dormer, which allows the required head room above the landing and facilitates incorporation of a bedroom and an ensuite bathroom within the roof space.

This, coupled with enlarging the single storey part, increases the total volume to 381.88 cubic metres, equating to an increase of 32.5%, generally accepted as falling within the guidelines of the NPPF.

As our proposal complies with this policy within the NPPF, the need to satisfy any 'Very Special Circumstance' is negated.

When viewed from the surrounding Green Belt, there will be a positive effect in respect of policy EN1/1, with the brickwork being replaced with stone, also preserving the special character of the Conservation Area. EN2/2.

Our two small annex proposals locate requirements away from the main house, so as not to increase its size disproportionately.

Proposals for a home office are tucked within an existing stone gabion retaining wall, and constructed using the same materials, preserving the openness of the Green Belt Policy OL1.

When viewed from the Green Belt, it will not appear particularly prominent within the site and no detrimental effect on visual amenity, policy EN1/1.

Proposals for a remote gym and media room are again tucked within the slope of the hill, and will be a discrete addition, replacing the existing hardstanding and disused materials enclosure, in line with policy EN2/1.

Again constructed using coursed stone to match the main house, but with a sedum roof to blend in visually from outside the site, complying with policy EN1/1.

Should you require anything further please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden