

Demolish extg garage/utility & erect two storey side extension & single storey front & rear extensions and a new garage/ household store

at 31, Quarlton Drive, Hawkshaw, Bury. BL8 4JY

for

Ms Kirsty Walls

1 Demolition of the extg garage/utility & erect two storey side extension & single storey front & rear extensions and a new garage/ household store *at 31 Quarlton Drive Hawkshaw, Bury. BL8 4JY. Ref 2148/KW*

Contents

1. Introduction	2
2. The application proposal	2
3. National planning policy	2
4. The Applicants' case and Green Belt Justification	2
5. Summary and conclusion	3

1. Introduction

1.1 This Green Belt Justification Statement has been produced to support a Householder application for planning permission to demolish extg garage/utility & erect two storey side extension & single storey front & rear extensions and a new garage/ household store at 31, Quarlton Drive, Hawkshaw, Bury. BL8 4JY ("the Application Proposals") for Ms Kirsty Walls ("the Applicant") who lives with her family at the property.

2. The Application Proposal

2.1 The Application Proposals are to comprise the demolition of the extg garage/utility & erect a two storey side extension & single storey front & rear extensions and a new garage/ household store at 31, Quarlton Drive, Hawkshaw, Bury. BL8 4JY

3. National planning policy

NPFF Paras 79 & 80 states

Para 79 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence

Para 80 Green Belt serves five purposes:

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

Para 89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- 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. The Applicant's case and Green Belt Justification

4.1 The Application Proposals are **not** inappropriate development.

4.2 In any event, it is clear that the Application Proposals will not impact on the purpose of the green belt.

4.3 The extensions & alteration of the original building submitted does not result in disproportionate additions over and above the size of the original. (ie less than 50% increase in plan size) The design

specifically addresses and relates to the character of the property in its setting and the two storey extension is subservient to it's host.

4.4 The approach to be adopted in determining any application is always the balancing of policy with all other material considerations. The Applicant considers that they comply with all relevant policies, so that planning permission should in any event be granted.

4.5 Thus in this case:-

4.5.1 The Application proposals are **not** "inappropriate development";

5. Summary and conclusion

5.1 The application proposals respect relevant national and local planning policies. In terms of design, they reflect the best, and it causes no harm.

5.2 The proposed works to the extg house are 49.98% larger in plan size (minimally under the maximum permitted increase - see 4.3 above), efforts have been made to ensure that the proposed extensions are within proportionate size to the existing dwelling.

5.3 Planning permission should therefore be granted, subject to appropriate conditions.