

Planning Statement and Green Belt Justification

Adaptations to and Construction of a Single-Storey Side and Rear Extension with Partial Flat Roof Balcony at 14 Ramsbottom Road, Hawkshaw, Tottington, Bury BL8 4JS

On behalf of:

Mr. Michael Parkinson

Prepared by:

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Introduction

This Planning and Green Belt Justification Statement has been prepared to support an application for planning permission for the construction of a single-storey side and rear extension with a partial flat roof balcony at 14 Ramsbottom Road, Hawkshaw, Tottington, Bury, on behalf of Mr. Michael Parkinson.

The proposed development is located within the Green Belt, and this statement seeks to demonstrate that the application adheres to both national and local planning policies.

The statement has been prepared in accordance with Section 62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), and is informed by guidance from Circular 01/2006 and CABE's design principles.

The Application Proposal

The proposed development involves the construction of a single-storey side and rear extension with a partial flat roof balcony, aimed at enhancing the functionality and aesthetics of the property.

The key metrics of the development are as follows:

Existing dwelling volume: 453.36 m³

Proposed extension volume: 115.42 m³

Combined volume of the finished development: 568.78 m³

Permissible volume increase (30% of the existing dwelling): 589.368 m³

The design ensures that the proposed extension remains within the acceptable volume limits, with an overall increase of 25.45%, falling below the 30% allowance.

National and Local Planning Policy

National Planning Policy Framework (NPPF), development in the Green Belt is generally restricted, and Paragraph 145 of the NPPF classifies new buildings in the Green Belt as inappropriate unless they meet specific exceptions.

The relevant exception for this application is found in Paragraph 145(c) which allows for the extension or alteration of buildings, provided the additions are not disproportionate to the original structure.

In line with local planning policies, including the guidelines from Bury Council for developments within the Green Belt, the proposed extension respects the character of the area and does not compromise the openness or integrity of the Green Belt.

Applicant's Case and Green Belt Justification

The proposed extension represents a 25.45% increase in volume, well within the 30% limit set by Green Belt policies, ensuring that the development remains proportional to the original structure.

The design utilizes materials that will match the existing building, ensuring a seamless integration with the surrounding environment. The single-storey nature of the extension and the property's position on the plot mean that the impact on the openness of the Green Belt will be minimal.

Furthermore, the partial flat roof balcony has been designed to enhance the usability of the space without significantly affecting the visual appearance from the surrounding areas.

Summary and Conclusion

The proposed development at 14 Ramsbottom Road is in full compliance with both national and local planning policies. The design is sensitive to the Green Belt location, and the extension remains within the permissible volume limits, ensuring no disproportionate impact on the openness of the Green Belt.

Given the above, we respectfully request that planning permission be granted for this development, subject to appropriate conditions.