

GREENBELT STATEMENT

prepared in support of a householder planning application for a resurfacing of an existing driveway and construction of two pairs of access gates and associated gate posts.

THE KNOLL, 21 BOLTON ROAD, HAWKSHAW.



existing driveway looking east

Planning/Scale/Greenbelt:

The site stands within the greenbelt and any proposed domestic extensions/alterations will be considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

We would suggest the proposals and their collective volume, for the re-surfacing of an existing driveway and the installation of two pairs of gates, will have a negligible impact on the openness of the greenbelt .

In addition the gates, the drive and the associated fence will sit at a reduced level from Bolton Road which, combined with the existing retained trees and undergrowth, will mean the majority of the works will not be visible from a public vantage point. This point is highlighted with the above image.