

SUPPORTING PLANNING STATEMENT

13th March 2025

Proposed Porch and Side Extension Incorporating Existing Detached Garage



Burrs View, Touch Road, Bury, BL9 5QS

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr James Allen



CONTENTS

1. THE APPLICATION SITE	3
2. RELEVANT PLANNING HISTORY	4
3. PROPOSED DEVELOPMENT	4
5. ASSESSMENT	6
6. CONCLUSION	9

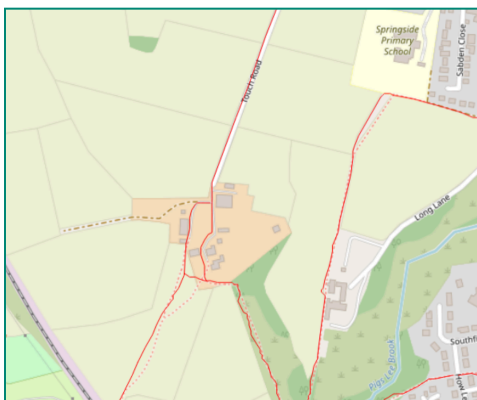
1. THE APPLICATION SITE

- 1.1. The site comprises a detached natural stone converted barn under a slate pitched roof, with accommodation over one and two floors, and set within a generous curtilage. The property includes a detached garage to its north eastern side, in matching materials, with off- road parking in front of it for two vehicles. The property is bounded by a low stone wall to its north (front) and west which follows the line of Touch Road. A two storey Farm House is located to the south, along with another two storey residential property on the opposite side (west) of Touch Road. To its east is the main private garden area with fields beyond. The area essentially comprises a small cluster of properties within a rural setting, as shown via the Google Aerial Photograph below, and all properties have matching materials and similar fenestration to one another.



Google Aerial Image

- 1.2. The site lies within an area designated as Green Belt. It is not within a Conservation Area, and there are no listed buildings within its vicinity. Public Rights of Way exist along Touch Road running on a north-south axis down the west of the site, and there is another footpath a much greater distance away to the east, separated from the site by tree cover.



Public Right of Way Map

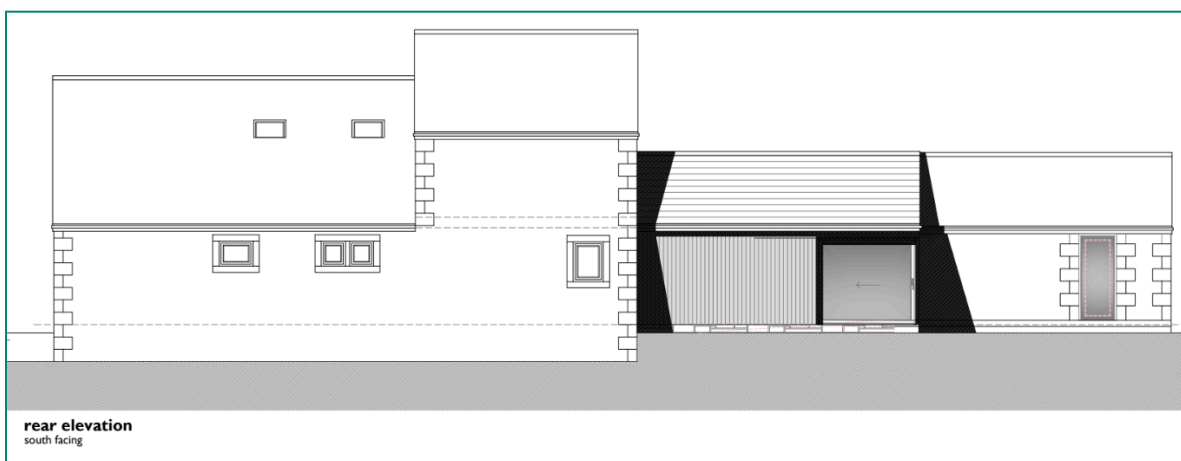
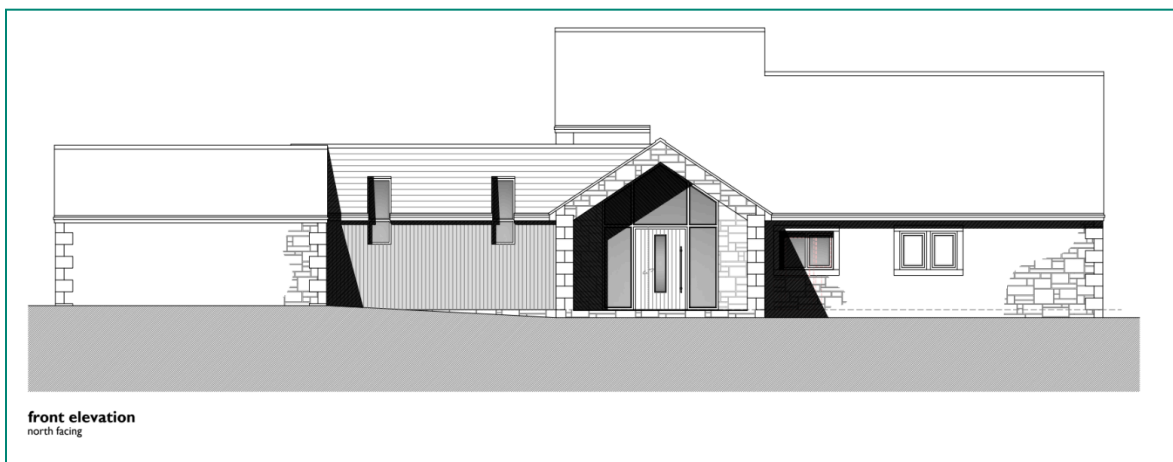
2. RELEVANT PLANNING HISTORY

45705 - Detached Double Garage. Approved

39869 - Conversion of Barn to Dwelling. Approved

3. PROPOSED DEVELOPMENT

- 3.1. The proposed development comprises a front extension to form a sheltered entrance and entrance hall, and what is essentially an infill type extension to its eastern side to provide for additional dining and living space, and which would connect to the existing garage, itself to be converted into a snug.
- 3.2. The extensions will be constructed in a mix of timber cladding and stone and slate to match the existing property, with some larger areas of glazing. The eaves height and pitched roofs would be the same as those of the garage and the north facing elevation of the original dwelling.



- 3.3. Volume calculations are provided to demonstrate the change in volume from the existing and original dwelling, and are as follows:

	Original dwelling	Existing garage	Proposed extension	Proposed extension and garage	Percentage Increase over original
Volume	608m ³	156m ³	168m ³	324m ³	46.7%

- 3.4. A pre application was submitted to the council in order to gain their feedback on the proposal. Although it was acknowledged that the percentage is over the 30% as suggested in the guidance - it was stated by the planning office that the scheme appears in keeping with the existing house and does not appear incongruous within its immediate surroundings. The proposed extension would have minimal impact on the setting of Touch Road Farmhouse and would not result in any harm to or loss of its significance.

- 3.5. A heritage statement has been submitted alongside this application to confirm the extension would not impact on the Farmhouse.
- 3.6. Therefore, as such, it would comply with Green Belt policy and guidance.

4. PLANNING POLICY CONTEXT

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Bury Unitary Development Plan (UDP). The Supplementary Planning Document 6 also is relevant to the application.
- 4.2. The National Planning Policy Framework (“the Framework”) sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development.
- 4.3. The following policies are considered relevant to this proposal:

H2/3 Extensions and Alterations

EN1/1 Visual Amenity

Built Environment

SPD6 Supplementary Planning Document 6: Alterations and Extension

5. ASSESSMENT

Green Belt

- 5.1. Paragraph 154 (c) of the Framework states that 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 does not constitute inappropriate development.
- 5.2. The term ‘original building’ is defined in the Framework as a building as it existed on 1 July 1948 or, if constructed after that date, as it was built originally.
- 5.3. Saved policies OL1 and OL1/2 of the Bury Unitary Development Plan (UDP), adopted 1997, are generally consistent with the Framework in terms of the permitted exceptions to inappropriate development in the Green Belt. OL1/2 adds that proposals for extensions and alterations to development within the Green Belt should have regard to any supplementary planning guidance issued by the Council.

- 5.4. Supplementary Planning Document 6 (SPD 6) dated January 2020, of the Council's adopted local plan states:

2.6.1. "Large areas of the Borough are designated as Green Belt and proposals for domestic extensions in such areas will be strictly controlled to ensure that proposals do not impact on the basic character and appearance of the Green Belt. Proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling. However every application is assessed on its own merits. A statement of Very Special Circumstances will be required if the extension is considered to be materially larger than the original building. Large parts of the Green Belt are also covered by Special Landscaped Areas and the West Pennine Moors and the Council will expect particularly high quality designs and materials in such locations."

- 5.5. It is noted that the SPD does not set a limit of 33% for the volume of extensions over the original building, stating that each application will be assessed on its own merits. It does state that the aim of the SPD with regards to Green Belt policy is to ensure that proposals do not impact on the Green Belt's basic character and appearance.
- 5.6. For the purposes of this application it is considered that the original building comprises the house, less the detached garage, and therefore, in accordance with the table below, the development would result in a volume increase of 46.7% over the original building.
- 5.7. Paragraph 142 of the Framework states that "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."
- 5.8. Recent case law confirms that openness is not narrowly limited to a volumetric, spatial approach.
- 5.9. In the Euro Garages judgement (Euro Garages Limited & (1) The Secretary Of State For Communities And Local Government (2) Cheshire West And Chester Council (2018)) the Inspector for the planning appeal considered that increased floor area and volume meant a greater impact on the openness of the Green Belt and that a lack of visibility did not in itself mean that there would be no loss of openness. However, in upholding Euro Garages' challenge to the Inspector's decision, Mrs Justice Jefford observed that for there to be a greater impact on openness, there must be something more than merely a change, and an assessment should be made as to the harm caused by the change.
- 5.10. In paragraph 29 of the judgement, it was stated that whether the openness of the Green Belt is preserved, or conversely harmed, is not simply a question of whether something, which by definition has a spatial impact, is to be built. Further, the question of whether the openness of the Green Belt is preserved will generally involve an assessment of the visual or perceived impact.

- 5.11. More recently in R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council [2020] it was confirmed that it is for the decision maker on a case by case basis and as a matter of planning judgement, not law, to assess whether visual openness is relevant and if so to what extent.
- 5.12. In this instance the proposed extension is, for the most part, and in effect, an infill between the original dwelling, the existing garage and the two storey dwelling (inclusive of its two storey extension) to the south. It is not visible from the south or the west, and there are no public vantage points from the fields to the east. It would only be visible from the north, from which point it is against the backdrop of the existing dwelling and the dwelling to its south.
- 5.13. The SPD does state that each case is viewed on its own merits, with development being controlled to 'ensure that proposals do not impact on the basic character and appearance of the Green Belt'. In this instance, it is considered that the basic character and appearance of the Green Belt would not be negatively impacted upon.
- 5.14. Additionally, by limiting the extension to a single storey, it minimises visual intrusion, while its position relative to the existing house and garage ensures it does not encroach on undeveloped land.

Visual Amenity

- 5.15. Policy H2/3 of the Bury Local Plan states, inter alia, that applications for house extensions and alterations will be considered with regard to the size, shape, design and external appearance of the proposal; the character of the property in question and the surrounding area.
- 5.16. Policy EN1/1 states that development will not be permitted where proposals would have a detrimental effect on: public views of prominent or important buildings, especially those in areas of architectural or historic interest; the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.
- 5.17. The proposed development has been designed to meet the needs of the client whilst having due regard to the character of the existing buildings. The introduction of feature glazing and timber cladding is considered a modern, yet sensitive addition, without detracting from the character and appearance of the property or the area.
- 5.18. The proposed development does not overly impose itself on the existing building and nor does it dominate. Existing boundary treatments would remain, as would the majority of the amenity space to the north and east. The glazing to the front entrance is recessed such that it would only be viewable from a very small section of Touch Road (and only then if you were directly looking at it), and the east and south facing glazing would be largely screened by the extension and existing buildings; it would not be seen from any public vantage point.

- 5.19. It is considered that the scheme constitutes a high standard of design that will enhance the property for the benefit of existing and future occupiers, without causing detriment to the character and appearance of the area, and would therefore not be contrary to Policy H2/3 or to SPD6.

5.20. **Neighbour Amenity**

- 5.21. There is no aspect of the development that would cause detriment to neighbours in terms of light, privacy or outlook. The proposed side extension is essentially confined to the north and east of the existing dwelling, away from other properties. Its single storey design and separation from the dwelling to the south ensure no loss of privacy by reason of its glazing. There are no other properties within the vicinity that could be affected in terms of light, privacy, or outlook.

Highway Safety

- 5.22. The scheme would not result in an increase in the number of bedrooms and would not result in the loss of any parking spaces (the existing garage does not function as space for parking).

Ecology / Biodiversity

- 5.23. The scheme is exempted from Biodiversity Net Gain Requirements. If the Council considers that any particular reports or information are required in respect of ecology/biodiversity, please could these be set out in its response to this submission.

Other Matters

- 5.24. Should the Council consider that there are other relevant matters that have not been addressed, or any other reports, drawings, or information would be required to accompany the submission of a planning application, please can these be set out in the Council's response to this submission.

6. CONCLUSION

- 6.1. The proposal has been designed so that the extension is sympathetic and respectful to the surroundings and in keeping with the existing buildings.
- 6.2. The Application satisfies the policy and guidance relevant to determining the application. We therefore respectfully request that the LPA approves the application.

Produced and signed by: Anna Taylor

MacMarshalls Rural Chartered Surveyors & Planning Consultants
Hamill House
112-116 Chorley New Road
Bolton, BL1 4DH