

Planning Statement and Green Belt Justification

Adaptations to and construction of a Single Storey Extension at **392 Whalley Road, Ramsbottom, Bury**

on behalf of :

Mr & Mrs George-Gordon

May 2023

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1. Introduction

1.1 This Planning and Green Belt Justification Statement has been produced to support an application for planning permission for the construction of a single storey rear Extension (“the Application Proposals”) for Mr & Mrs George-Gordon (“the Applicant”) who lives at 392 Whalley Road, Ramsbottom, Bury

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

1.3 This Statement has been prepared pursuant to s.62 of the Town and Country Planning Act 1990 (as amended) and Article 4C of the General Development Procedure Order 1995 (as amended), as informed by Circular 01/2006 and CABE Guidance issued in 2006.

2. The Application Proposal

2.1 The Application Proposals are Shown in more detail on the drawings.; they include construction of a first floor extension to compromise an additional bedroom, office and wet room.

2.2 The size of the existing property is 96.6m²

2.3 The size of the existing extensions are 8.5m²

2.4 The size to be removed in proposal is 0m²

2.5 The proposal is 105.1m².

2.6 Difference between existing and proposed is 8.5m²

3. National, regional and local planning policy National Planning Policy

3.1 National Planning Policy Framework . Paragraph 145 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development.

Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision for appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation;
- c) extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;
- d) replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for community needs under policies set out in the development plan (including policies for rural exceptions sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use excluding temporary buildings) which would
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

3.2 The application falls under exception c).. Please see below Size:

- Size of existing house – 96.6m²
- Size of proposal extension – 8.5m²

4. The Applicant's case and Green Belt Justification

4.1 The Application Proposals are not inappropriate developments at an increased % size of 8.8% on the existing property size.

4.2 The extension is to sit in a courtyard on the rear elevation of the existing building and in my professional opinion would be satisfactory.

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4.3 The extension works will be constructed out of materials to match the existing. The extension is a rear single storey development so will not impact on the openness of the green belt.

5. Summary and Conclusion

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

5.2 Planning permission should therefore be granted, subject to appropriate conditions