



CAROLINE TAMWORTH PLANNING

Planning and Design Consultancy

HOUSEHOLDER PLANNING APPLICATION

**SINGLE STOREY EXTENSION TO SOUTHERN ELEVATION FOLLOWING
DEMOLITION OF EXISTING CONSERVATORY**

HURST FARM, COPPER LANE, STAND, WHITEFIELD, BURY, M45 7TQ

**PLANNING, DESIGN & ACCESS
STATEMENT**

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On Behalf Of

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CT1034

CONTENTS

- 1.0** Site Description
- 2.0** The Proposal
- 3.0** Planning Policy Context
- 4.0** Design
- 5.0** Access

1.0 The Site

1.1 The application site comprises a detached low profile dwelling within a complex of buildings at Hurst Farm.

1.2 Barns and agricultural buildings lie to the north, north west and west and Copperhurst Bungalow lies to the north east. The wider surrounding land is open countryside.

1.3 Access to the site is via a shared yard from Copper Lane.

2.0 The Proposal

2.1 The application seeks consent for the demolition of the existing conservatory to the southern elevation of the dwelling and the erection of a single storey, flat roof extension to create additional living space.

The extension will project just less than 3.2 metres from the existing southern elevation and have a width of approximately 10.6 metres. The top of the parapet of the roof will sit 2.7 metres above external ground level.

2.3 The elevations will be part brick, to match that of the existing dwelling, and part horizontal timber cladding. The roof will be a single ply membrane and the frames to the windows and bi-folding doors will be grey upvc.

2.4 Detailed plans, prepared by Creative Architecture Ltd, are provided.

3.0 Planning Policy Context

3.1 The site falls within the Green Belt as designated on the Unitary Development Plan Proposals Map.

3.2 The following saved policies of the Bury Unitary Development Plan are relevant:-

- Policy OL1 - Green Belt
- Policy OL1/2 - New Buildings in the Green Belt
- Policy OL4/3 - Development Impact on Farming Areas
- Policy EN1/1 - Visual Amenity
- Policy EN1/2 - Townscape and Built Design
- Policy EN4/2 - Energy Efficiency
- Policy EN5/1 - New Development and Flood Risk

- Policy HT2/4 - Car Parking and New Development

3.3 Supplementary Planning Guidance and Documents SPD8 - New Buildings and Associated Development in the Green Belt and SPD16 - Design and Layout of New Development are also relevant, along with advice contained within the National Planning Policy Framework (NPPF).

Saved UDP Policies OL1, OL1/2 & EN1/1

3.4 Development within the Green Belt is restricted to those types of development deemed appropriate by national planning policies, unless very special circumstances which outweigh the potential 'harm' can be demonstrated.

3.5 The proposed development does not conflict with the five main purposes of including land within the Green Belt, set out within the NPPF, which are:-

- 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.

3.6 The proposed development relates to an existing dwelling and is contained wholly within its established curtilage. As such there will be no encroachment into the open countryside.

3.7 Saved UDP policy OL1/2, along with advice set out within paragraph 145 of the NPPF, states that proposals relating to the limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, are not considered to be inappropriate forms of development.

3.8 The proposed extension will take place following the demolition of an existing conservatory. The existing dwelling has a volume of 595 m³ and the dwelling following the proposed extension will have a volume of 645 m³. An increase in built volume of only 8% is not contrary to guidelines for extensions within the Green Belt where an increase of up to approximately 33% is usually considered appropriate.

3.9 The rear elevation of the dwelling is not overlooked by any nearby properties. From any public vantage points within the open land the proposed extension, due to its scale, massing, design and materials, will appear subservient to the host dwelling and not have any adverse visual impact upon the character or openness of the Green Belt.

Saved UDP Policy OL4/3

3.10 Hurst Farm is no longer a working farm and, in line with this policy, the proposed development will not have an adverse impact upon agricultural practices within the area.

Saved UDP Policy EN1/2

3.11 This policy states that:-

“The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;*
- the relationship of the proposal to the surrounding area;*
- the choice and use of materials;.....”*

3.12 The proposed development meets with the above criteria, as detailed below within the ‘Design’ section of the statement.

Saved UDP Policy EN4/2

3.13 In line with the NPPF, this policy seeks to secure energy efficiency in development through:-

- the promotion of energy efficient modes of transport such as walking, cycling and public transport;*
- seeking the location of new development in areas easily accessible to public transport and local facilities;*
- promoting the efficient use of energy in the design and layout of development”.*

3.14 A fabric first approach will be taken in the construction of the proposed extension to ensure maximum energy efficiency.

Saved UDP Policy EN5/1

3.15 The site does not fall within an area that has been identified by the Council as being at risk from flooding and the proposed extension will not lead to an increased risk of flooding elsewhere.

Saved UDP Policy HT2/4

3.16 Due to the location of the proposed extension there will be no impact on parking provision or turning space.

4.0 Design

Amount/Size/Use

4.1 The proposed development will provide an additional 18.6m² of floor space overall following the demolition of the existing conservatory.

Layout

4.2 The proposed layout makes the efficient use of the space available and provides the accommodation where it is needed in relation to the existing living space. The siting of the extension to the southern elevation means that it is screened from Copperhurst Bungalow and will not be visually intrusive or lead to issues of overlooking or loss of privacy.

Scale

4.3 The proposed extension is of a scale and massing which is in proportion with the host building and will appear subservient to it.

Landscaping

4.4 The garden area around the proposed extension will remain as existing.

Appearance

4.5 The proposed extension has been carefully designed to have a simple modern appearance which will provide an attractive feature whilst complementing the existing dwelling. The proposed materials are complementary to those of the existing dwelling. The use of horizontal cladding reflects elements of the surrounding agricultural buildings and adds interest to the development and assists in its successful integration with the host dwelling. The flat roof design ensures that the extension appears as recessive as possible when viewed against the original rear elevation.

5.0 Access

5.1 The existing access and parking arrangements will be unaffected by the proposed development.

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