

PLANNING & GREEN BELT STATEMENT

Land adjacent to Underhill, Redisher Lane, Hawkshaw, BL8 4HX.

INTRODUCTION:

This Planning and Green Belt Statement has been prepared by CDWP to support the full planning application at the land on Underhill, Redisher Lane, Hawkshaw, Bury, BL8 4HX. The proposal looks to construct a self-build custom built family dwellinghouse, the 5-bedroom detached property also proposes vehicle access, off street parking and waste bin storage.

SITE CONTEXT:

The residential and rural site is located on an area of land in Hawkshaw village, Bury. The wider site is a rural setting with a mix of detached and semi-detached houses. The site is located within the Bury Green Belt.

PROPOSAL:

The site adjacent to Underhill is currently vacant grassland. The proposal is for the construction of a self-build custom built 5-bedroom family dwellinghouse with vehicle access, off street parking and waste bin storage.

PLANNING POLICY CONTEXT FOR GREEN BELT:

Paragraph 154 of the NPPF lists exemptions where new development involving the construction of new buildings would not be inappropriate in the Green Belt.

e) limited infilling of villages: the proposed site is located within the village of Hawkshaw and between two existing detached properties.

g) limited infilling of previously developed land: the proposed site is within the domestic grounds of Underhill (an existing detached property).

The proposed self-build custom built property would be situated inline and between two existing detached properties creating zero unrestricted sprawl or encroachment on the countryside.

ARCHITECTURAL DESIGN:

The architectural design of the proposed property takes into consideration the adjacent dwelling (Underhill), with a brick external wall finish and tiled pitched roofs.

The front elevation (principal elevation) is of high quality design providing depth and symmetry along with architectural window detail with stone cills and headers.

CONCLUSION:

This planning statement has been prepared to support the full planning application for a self-build custom family dwelling on land adjacent to Underhill, Redisher Lane, Hawkshaw, BL8 4HX.

The proposal falls in line with exemptions for development on Green Belt and the principal elevation is of high quality architectural design.



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