

Supporting Statement

Application for single storey rear extension and two-storey side extensions.

2, The Island, Summerseat, BL9 5QJ

For Ms. Katherine Dunlop

January 2026

Job Number: 18-213

1.0 Introduction

- 1.1 This Statement has been prepared on behalf of Katherine Dunlop ('The Client') in support of an application for the erection of 1No. single-storey rear extension and 2No. two-storey side extensions at 2 The Island, Summerseat, BL9 5QJ.
- 1.2 The site lies within the Green Belt and the proposals represent appropriate development. The extensions would result in proportionate additions to the existing (and original) dwellinghouse in the context of the site and its surroundings, while achieving good design.
- 1.3 Furthermore, it is of note that Permitted Development (PD) rights could be utilised to achieve extensions and outbuildings that would have a greater impact on the street scene and the openness of the Green Belt. This is a material consideration of weight in the decision-making process. The PD fallback would provide the very special circumstances enabling the LPA to approve an application.
- 1.4 Pre-application discussions have been held with the LPA. A positive response was received in December 2025. The LPA confirmed that the principle of development would be acceptable and that the proposed extensions also represent good design.

2.0 The Site and Surroundings

- 2.1 The site comprises of the existing dwelling and garden at 2 The Island, Summerseat. The existing dwelling is an attractive, detached, two-storey property set within an extensive garden.



Image 1: Front elevation of 2 The Island

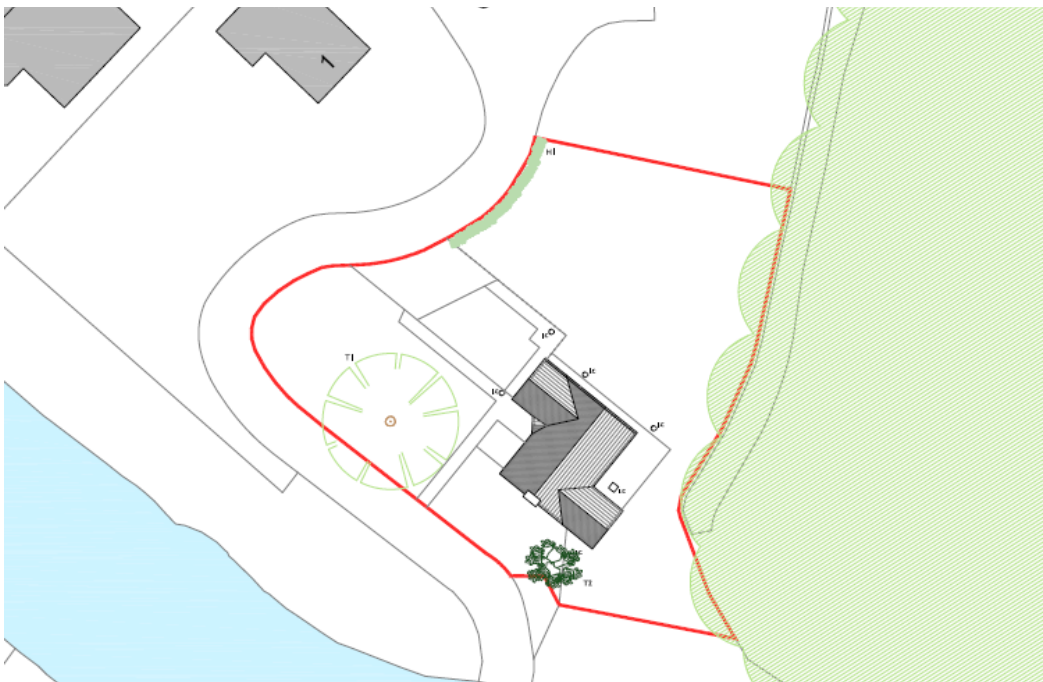


Figure 1: Location plan extract

- 2.2 The Island is a gated, low density residential development which is accessed via a private road that crosses the River Irwell. It comprises of detached, semi-detached and mews houses that are of varying design, scale and massing but have common architectural features.



Image 2: Private road crossing to The Island, 2 The Island visible in background

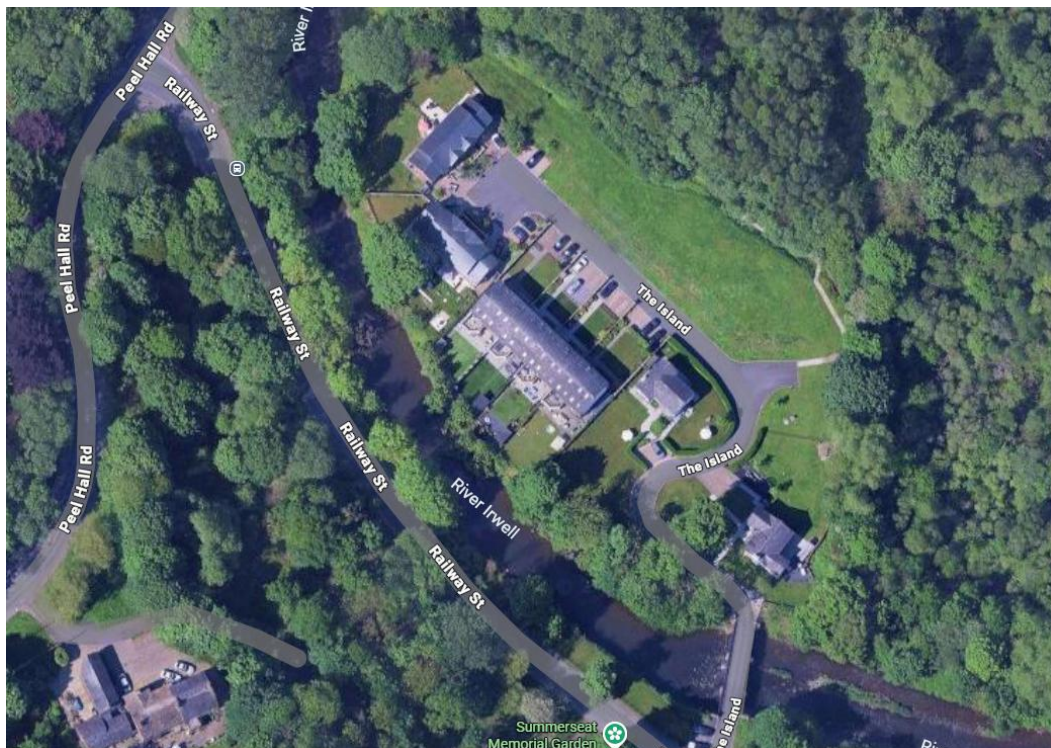


Figure 2: Aerial image of The Island

- 2.3 The Island is very well contained on all sides by woodland and the River Irwell. It is also not particularly prominent along Railway Street and is largely hidden from views within the surrounding area. Its detachment from the wider settlement of Summerseat provides The Island with a unique character.

Development plan policies map

- 2.4 The site is located within the Green Belt and the River Irwell Valley, as shown in the below extract from the policies map.

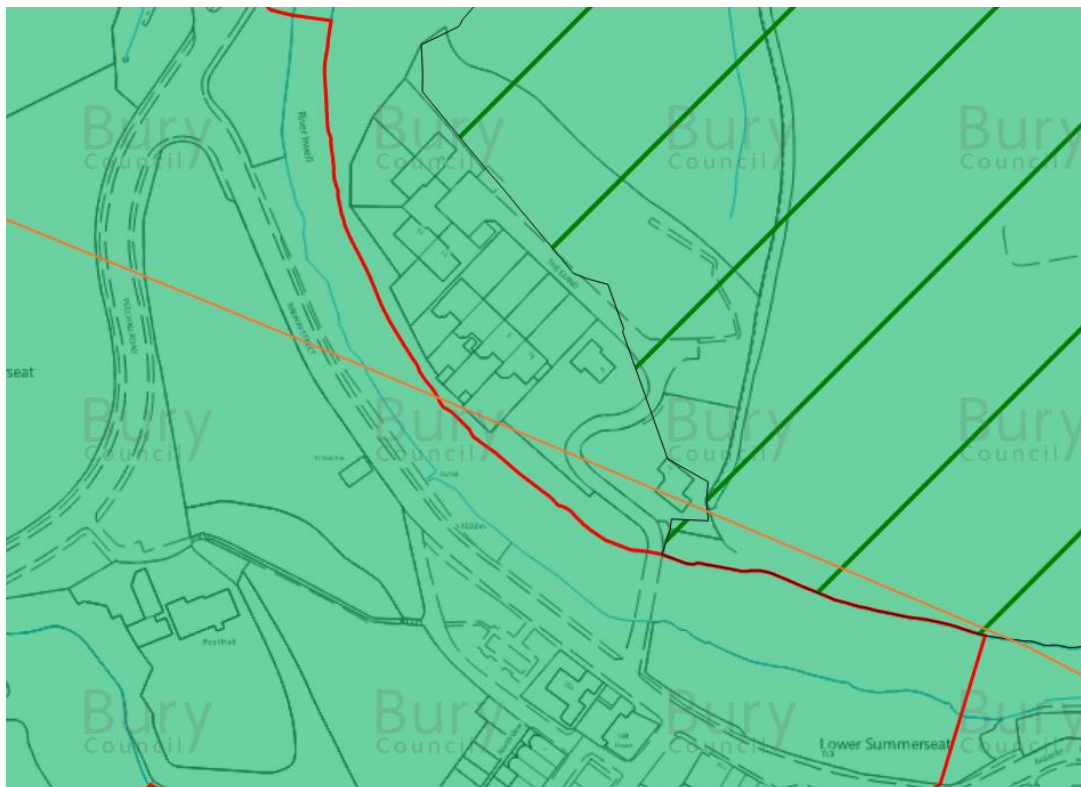


Figure 3: Extract from Bury Policies Map

- 2.5 The policies map also suggests that the rear garden to the property lies within an informal recreation area (hatched green) but this is clearly a cartographical error. The orange line on the policies map represents the extent of a Minerals Safeguarding Area and the red line represents the extent of the Summerseat Conservation Area.

Technical Matters

- 2.6 The site does not lie within the setting of any Listed Buildings. There are no Tree Preservation Orders in place relating to trees within or adjoining 2 The Island. The existing dwelling lies within Flood Zone 3.

3.0 Planning History

3.1 The relevant planning history for the site is set out below:

Reference	Description	Status
64886	Two storey extension at rear	Approved December 2019
63049	Non-material amendment following grant of planning permission 61564 for change of house type for 4 no. semi-detached dwellings (previously approved under application ref: 58230) Amendments to include: Change in proposed hardstanding materials for driveways and paths. Removal of rumble strip. Movement of parking spaces away from Plot 19. Bin store areas shown for Plot 11, 15, 17 and 19	Approved August 2018
63040	Non-material amendment following grant of planning permission 58230 for erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage: Amendments to include: Removal of communal bin store, bins to be provided individually for each unit; Alterations to layout of hardstanding around Plots 2 and 3; Alterations to extent of fencing around Plots 2 and 3; Removal of paths to rear gardens of Plots 1, 5, 7 and 9; Movement of hardstanding at Plot 9, 11 and 19 to site bin store to front of dwellings rather than the side; Change in proposed hardstanding materials for driveways and paths; Alteration in lighting specification; Movement of parking spaces away from Plot 19; Inclusion of a new 1.2m timber fence to parking area adjacent to Plot 19; Changes to the fencing type to the rear of properties	Approved August 2018
61682	Non-material amendment following grant of planning permission 58230 for minor modifications to two existing residential properties - external alterations to window openings and render to all elevations	Approved August 2017
61564	Change of house type for 4 no. semi-detached dwellings (previously approved under application ref: 58230)	Approved August 2017
59643	Non-material amendment following grant of planning permission 58230 for erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage: Amendments to the elevation and levels of the proposed semi-detached houses. Minor changes to the front elevation of the dwellings with the main changes on the rear elevation; ground floor level to be 104.25m AOD.	Approved February 2016

58230	Erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage	Approved September 2015
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Table 1: Planning history

Application 64886

- 3.2 The Officer Report for this application sets out that the proposed extension was considered to be appropriate development within the Green Belt. It resulted in an increase in volume of only 14%. The Report makes reference to Supplementary Planning Document 8 – New Buildings and associated development in the Green Belt, which states that volume increases of 33% would be appropriate. The Report confirms *“that is not to say something larger, or smaller than 33%, would not be supported as each case is judged on its own merits”*.
- 3.3 The LPA did not remove Permitted Development rights by condition.

Application 58230

- 3.4 When granting permission for The Island development via application 58230, the LPA did not remove PD rights.

4.0 The Proposed Development

- 4.1 The proposed description of development is the erection of 1No. single-storey rear extension and 2No. two-storey side extensions at 2 The Island, Summerseat, BL9 5QJ. As demonstrated in the proposed plans, extracted below, the extensions would represent proportionate additions to the existing (and original) dwellinghouse in the context of the site and its surroundings, while achieving good design. The extensions would be built wholly within the original residential curtilage.

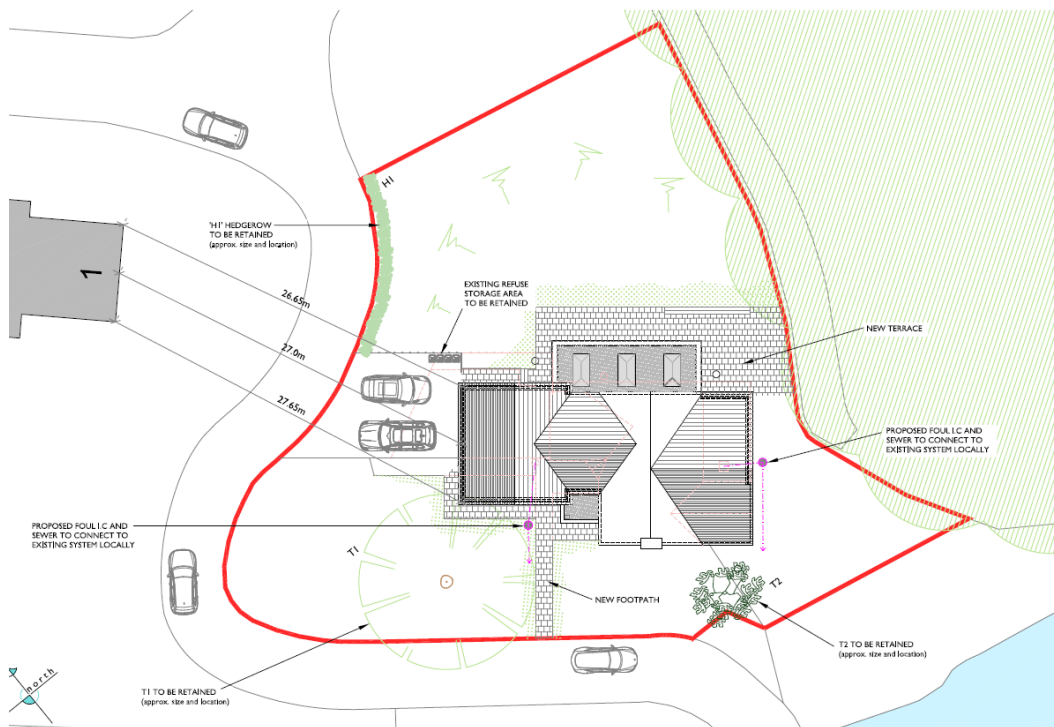


Figure 4: Proposed layout

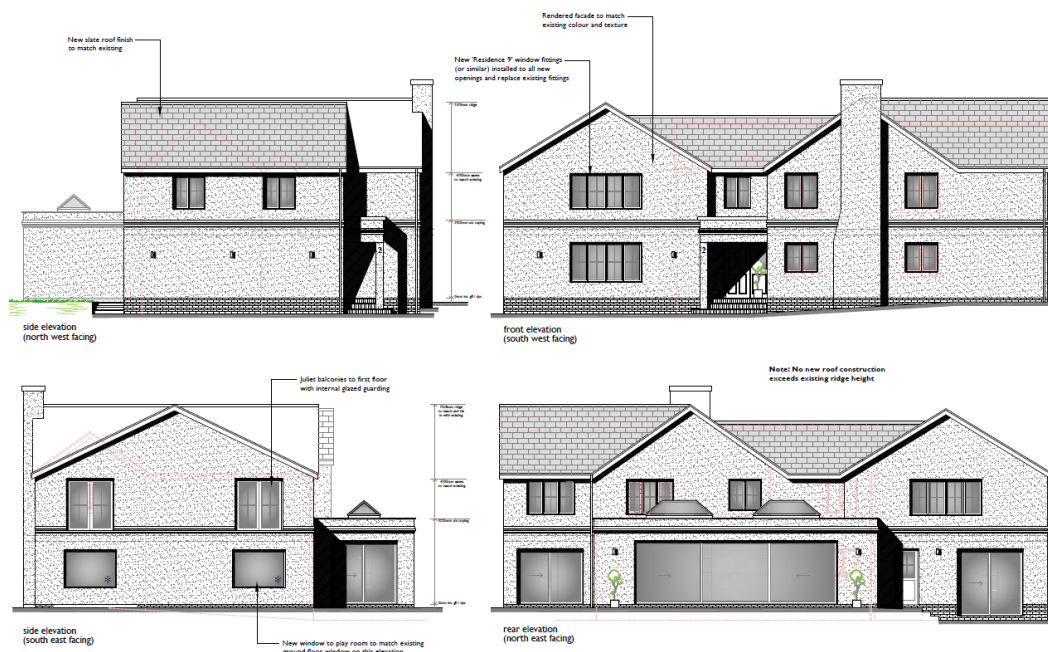


Figure 5: Proposed elevations

- 4.2 The extensions have been designed to complement the existing dwelling. The materials and finishes to the walls and roof will match the existing dwelling, while also reflecting the character of The Island development. The proposed windows and doors would also be complementary in scale to those which presently exist and are to be retained.
- 4.3 The layout has been designed to ensure the retention of existing trees within the garden of 2 The Island. Importantly, this will retain the leafy character of the development in the context of the surrounding woodland. Street scenes are provided as part of the application package and are extracted below.



Figure 6: Street scenes

- 4.4 The dwelling will still be set within an extensive garden and will retain the low-density character of The Island development. The surrounding woodland and trees will continue to dominate views of The Island and the dwelling. There will be no adverse impact on the character or openness of the area. Rather, the house will continue to assimilate into its surroundings and provide an attractive entrance to The Island.

5.0 Planning Policy and Guidance

- 5.1 Planning Policy is set out within the development plan, which comprises the Bury Unitary Development Plan (UDP) and Places for Everyone (PfE).

Bury Unitary Development Plan

- 5.2 The UDP was adopted in 1997, and policies were saved in 2007. However, the majority of UDP policies have now been superseded by PfE. The following policies are considered relevant to the proposals:

- EN6/4: Wildlife Links and Corridors; and,
- H2/3 Extensions and Alterations.

Places for Everyone

- 5.3 The PfE is a long-term plan of nine Greater Manchester districts, including Bury for new jobs, homes, and sustainable growth. It was adopted by Bury Council on 21/03/2024. The following policies are considered relevant:

- JP-G2: Green Infrastructure Network;
- JP-G3: River Valleys and Waterways;
- JP-G9: The Green Belt; and,
- JP-S4: Flood Risk and the Water Environment.

Supplementary Planning Documents

- 5.4 SPD6: Alterations and extensions to residential properties (January 2008) – this provide guidance on the Council's approach to residential extensions.
- 5.5 SPD8: New buildings and associated development in the Green Belt (January 2007) – this is based on out-of-date national policy but may provide some useful guidance on the Council's approach to extensions in the Green Belt.

National Planning Policy Framework

- 5.6 The NPPF is a material consideration in planning decisions and the following sections are considered relevant:
- Achieving sustainable development;
 - Decision-making;
 - Making effective use of land;
 - Achieving well-designed and beautiful places;
 - Protecting Green Belt land;
 - Meeting the challenge of climate change, flooding and coastal change.

- 5.7 Para. 154 of the NPPF states that development in the Green Belt is inappropriate unless one of eight exceptions applies. These exceptions include “*c) 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*”.

6.0 Planning Assessment

- 6.1 Despite its level of containment, the existing dwelling lies within the Green Belt. In line with the NPPF, extensions to existing dwellings will be considered as inappropriate unless they do not result in disproportionate additions over and above the size of the original building. It is understood that volume increases of 33% would be considered as appropriate by Bury Council, though as confirmed in the Report on application 64886, *“that is not to say something larger, or smaller than 33%, would not be supported as each case is judged on its own merits”*.
- 6.2 The proposed extensions would achieve good design and while the guideline figure of 33% would be exceeded (the existing dwelling is 467m³ and the proposed volume is 952m³), the extensions would not result in a property that is too large in comparison with the original dwelling. As acknowledged by the LPA during pre-application discussions, the extensions complement the existing dwelling, using the same materials and finishes. The dwelling would still be set within an extensive garden area, which is the original residential curtilage, and would assimilate into its surroundings. It would still be dominated in views from Railway Street by the surrounding woodland and the larger properties that form The Island.
- 6.3 As such, it is considered that the LPA can conclude that the proposals comply with exception c) of para. 154 of the NPPF.

Material Considerations

- 6.4 If the Council were to find that the proposals do not comply with exception c) of para. 154 of the NPPF, it is of note that PD rights could be utilised to achieve extensions and outbuildings that would be larger in footprint and volume than the application proposals. Furthermore, as acknowledged by the LPA during pre-application discussions, the PD option would not achieve the level of design that is being proposed and would also have a greater impact on the street scene and the openness of the Green Belt.
- 6.5 Whereas the proposals would result in a dwelling that is 380sqm in extent and 952m³, the PD option would result in a 400sqm property (including outbuilding) that would have a volume of 999m³. The additional 20sqm or 47m³ may not appear significant in quantitative terms, but as shown in the submitted plans, the PD scheme would have an imposing impact.

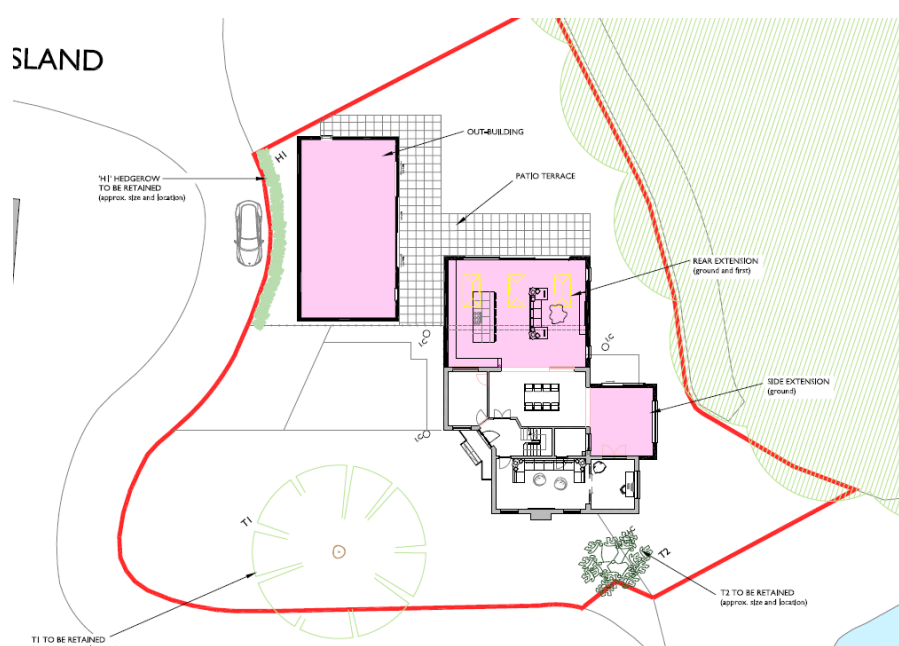


Figure 7: PD scheme layout



Figure 8: PD elevations

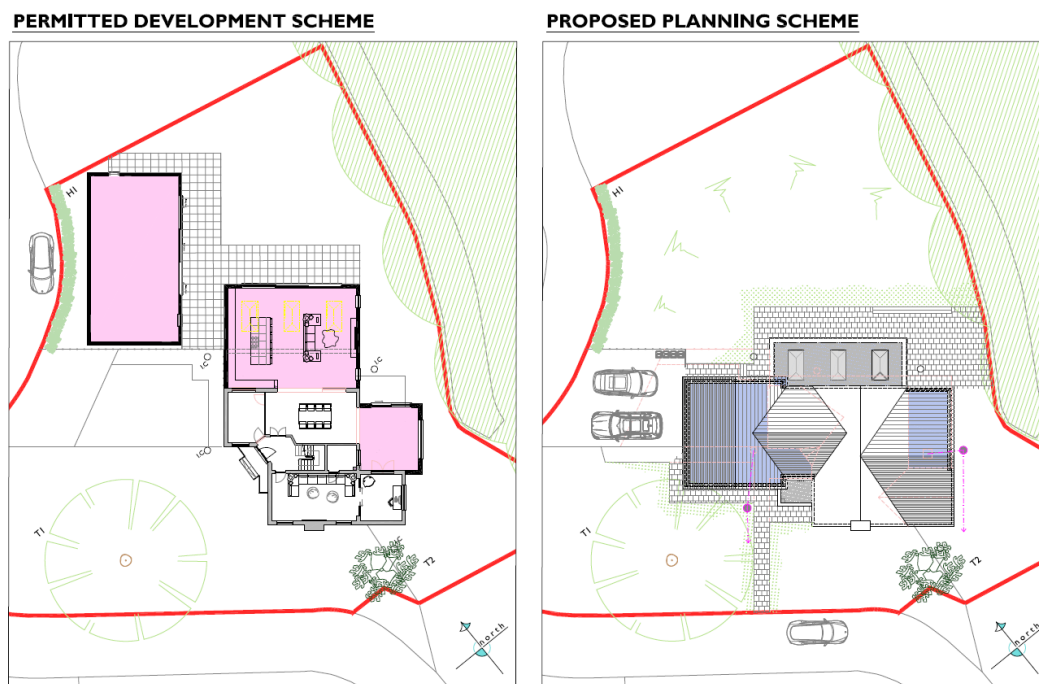


Figure 9: Comparison layout

- 6.6 The ability of the landowner to implement this PD scheme is a material consideration of weight in the decision-making process, as acknowledged by the LPA. It would not deliver the high-quality design that could be achieved by the proposed scheme and would have a greater impact on the Green Belt. The PD fallback would provide the very special circumstances required should the LPA find that the proposed scheme does not meet exception c) of para. 154 of the NPPF.

Technical Considerations

- 6.7 The site is within close proximity to the Summerseat Conservation Area (SCA) boundary. However, this was not taken into consideration by the LPA for application 64886. This is due to The Island being detached from the settlement of Summerseat, as a result of its containment by the River Irwell and

surrounding woodland. During pre-application discussions, the LPA confirmed that the proposals will have no impact on the setting of the SCA and that a Heritage Statement would not be required.

- 6.8 The site lies within Flood Zone 3. This was considered for application 64886, but the LPA found there to be no concerns. It is anticipated that this will be the case once again.

7.0 Conclusions

- 7.1 The site lies within the Green Belt and the proposals are appropriate development. The extensions would represent proportionate additions to the existing (and original) dwellinghouse in the context of the site and its surroundings, while achieving good design.
- 7.2 Should the LPA disagree, it is of note that PD rights could be utilised to achieve extensions and outbuildings that would have a greater impact on the street scene and the openness of the Green Belt. This is a material consideration of weight in the decision-making process. The PD fallback would provide the very special circumstances enabling the LPA to approve an application.
- 7.3 The LPA confirmed that the proposals could be supported during pre-application discussions. It is anticipated that the application will therefore be approved without delay.