



PLANNING REPORT

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# BAST HOUSE FARM, BURY

## GLAZED CANOPY TO DETACHED DWELLING

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PROJECT NO: 1119

PROJECT NAME: BAST HOUSE FARM

DOCUMENT DATE: SEPTEMBER 2022

JDA-ARCHITECTS.COM

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01

# Context

# Context

The Bast House complex consists of a group of free standing buildings, within the Green Belt. Whilst the buildings pre-date the Green Belt designation, and are appropriate in context of a rural landscape, they nevertheless affect the openness by virtue of the fact that they constitute built development.

The two existing properties in the vicinity of the development are residential, including the early-18th century farmhouse and the later built red brick manor type house. With the site and former barns having been in domestic use for more than twenty years.

The proposed development has been carefully designed to respect, enhance and complement the adjacent Grade II listed Bast House Farm Cottage to the west of the site. However, since the addition of the new build detached property (application ref: 66016), approval for conversion of the existing barns to provide five apartments (ref: 60870) and the new build garage to the adjacent farmhouse (ref: 62862) the sites context has significantly changed.

Both the detached property itself, and the proposed glazed veranda, will remain notably subservient to the adjacent apartments and listed farmhouse.

The glazed veranda being approx. 4x5m in size will not involve a notable incursion into an otherwise open area which could potentially harm the openness of the Green Belt. It will also not be visible from Bast House Farm Cottage due to the positioning of the approved garage. Domestic gardens front the detached property, which was previously found to be acceptable in Green Belt terms.

Images of the adjacent context, including the Grade II listed Farm Cottage, red brick manor house and new build garage:





02

Policy

# National and Local Policy

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Whilst permitted development rights have been removed from this application, a review of the GDPO guidance establishes that the glazed veranda would be in accordance with its guidance. The proposed veranda is single storey, ensuring that the proposals do not exceed the height of the highest part of the roof of the existing house.

be classed to have a similar use as a conservatory, under the GDPO conservatories are not required to have a similar visual appearance to the existing property. The approved detached dwelling does however already have large areas of glazing to the north and south elevations, as such the proposed veranda's material palette ties in with the materiality of the existing dwelling.

The GDPO guidance suggests that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. As such the glazed veranda benefits from a pitched roof. It could be suggested that the proposed glazed veranda

If the glazed veranda were to be classed as an extension to the property, looking at the Council's Alterations and Extensions to Residential Properties Guide (SPD6) the proposal would be significantly under the recommended volume, of one third of the original dwelling.

The background is a solid orange color. Scattered throughout are several dark blue geometric shapes: a semi-circle at the top left, a circle at the top center, a thick L-shaped bar at the top right, a quarter-circle at the middle right, a quarter-circle at the bottom left, a thick U-shaped bar at the bottom center, and a circle at the bottom right.

**“Proposals for domestic extensions  
in the Green Belt should not normally  
exceed a third of the volume of the  
original dwelling”**



03

Design

# Design



Proposed Elevation

The design of both the detached dwelling and proposed glazed canopy are high quality, with the proposals aiming to offer additional space for client, providing space for outside dining in the new post covid world.

In contrast to the new build dwelling, the glazed structure is semi-permanent in nature, having the potential to be removed in the future.

The proposed veranda will benefit from the use of materials which complement the existing building, with the use of high-quality aluminium and glass. The open nature of the veranda also aims to reduce impact on the Green Belt.



Examples of glazed verandas



04

# Conclusion



Proposed Elevations (Not to scale)

## Conclusion

We conclude that the proposed veranda will have no adverse impact on the character of the adjacent listed building or on the openness of the Green Belt. When the proposed building is viewed from a longer range, the proposed changes will be inconsequential.

The Council has approved the conversion of the surrounding barn buildings, the addition of a new build dwelling and a detached garage to the site, highlighting the residential nature of the site itself. The general parameters of the development will remain the same as that approved, however provide much needed additional space for the end user to successfully use the dwelling.

If you have any further queries, please don't hesitate to get in contact with JDA Architects.

The background is a solid orange color. It is decorated with several dark blue geometric shapes: a semi-circle at the top left, a circle at the top center, a quarter-circle at the top right, a quarter-circle at the bottom right, a semi-circle at the bottom center, a quarter-circle at the bottom left, and a small quarter-circle on the right side.

**Thank you**