

SUPPORTING STATEMENT

7th November 2021

PROPOSED DWELLING



LAND ADJACENT TO 88 WATLING STREET, AFFETTSIDE, BURY BL8 3QW

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants

On behalf of Mr & Mrs McKenzie



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1. THE APPLICATION SITE

- 1.1 The site is located in Affetside, which is a small village located approximately 6km to the North West of Bury. The village consists of a group of buildings that line Watling Street.
- 1.2 The application site comprises an existing garden area to the side of No 88 Watling Street. No 88 forms the end terrace of a row of dwellings along Watling Street. To the north of the site is a detached dwelling, to the east are two further dwellings and to the west is Watling Street with a field located on the opposite side of the road.
- 1.3 The site has a low stone wall abutting three boundaries and the gable of No 88 abuts the southern boundary of the site. The site has an existing access onto Watling Street. The site is identified within the aerial photograph shown below.
- 1.4 The site is located in the Green Belt.

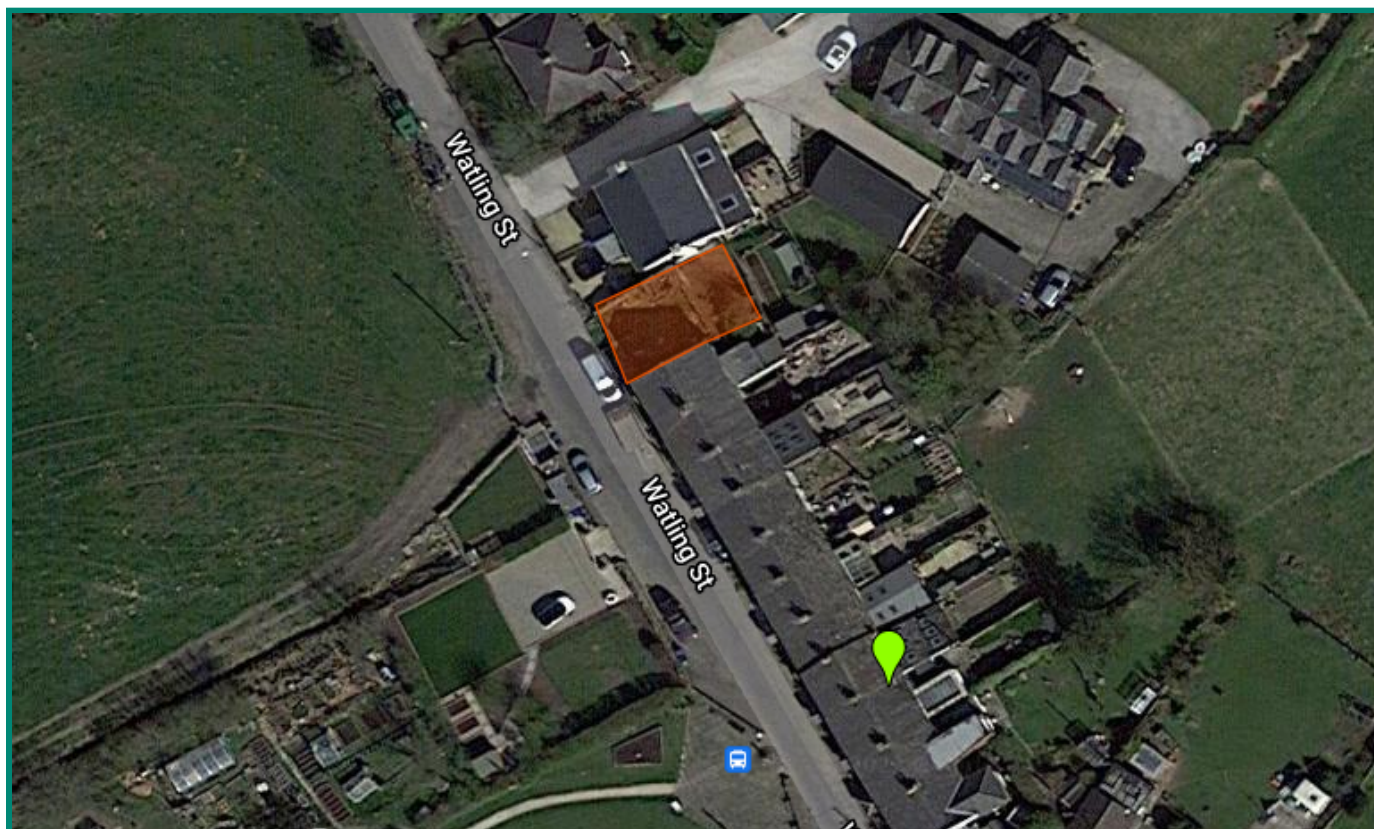


Figure 1 Aerial photograph of site and surroundings

2. THE PROPOSED DEVELOPMENT

- 2.1 The proposed development is for a dwelling to be linked to No 88. The dwelling will be positioned slightly behind the neighbouring dwelling frontage. Furthermore, the ridge of the proposed dwelling will be slightly lower than No 88. The setting back of the property will allow for one car space to be positioned at the front of the property off the road.
- 2.2 The dwelling will comprise a side entrance door with a lounge at the front and a kitchen/dining room at the rear on the ground floor. The proposed first floor will comprise three bedrooms and a bathroom. The proposal includes a garden to the rear, outside access to the side of the dwelling and a car parking space in front of the dwelling. The dwelling will be constructed in stone to match the neighbouring dwellings and a slate roof. The floor plans and elevations of the proposed dwelling are shown below.

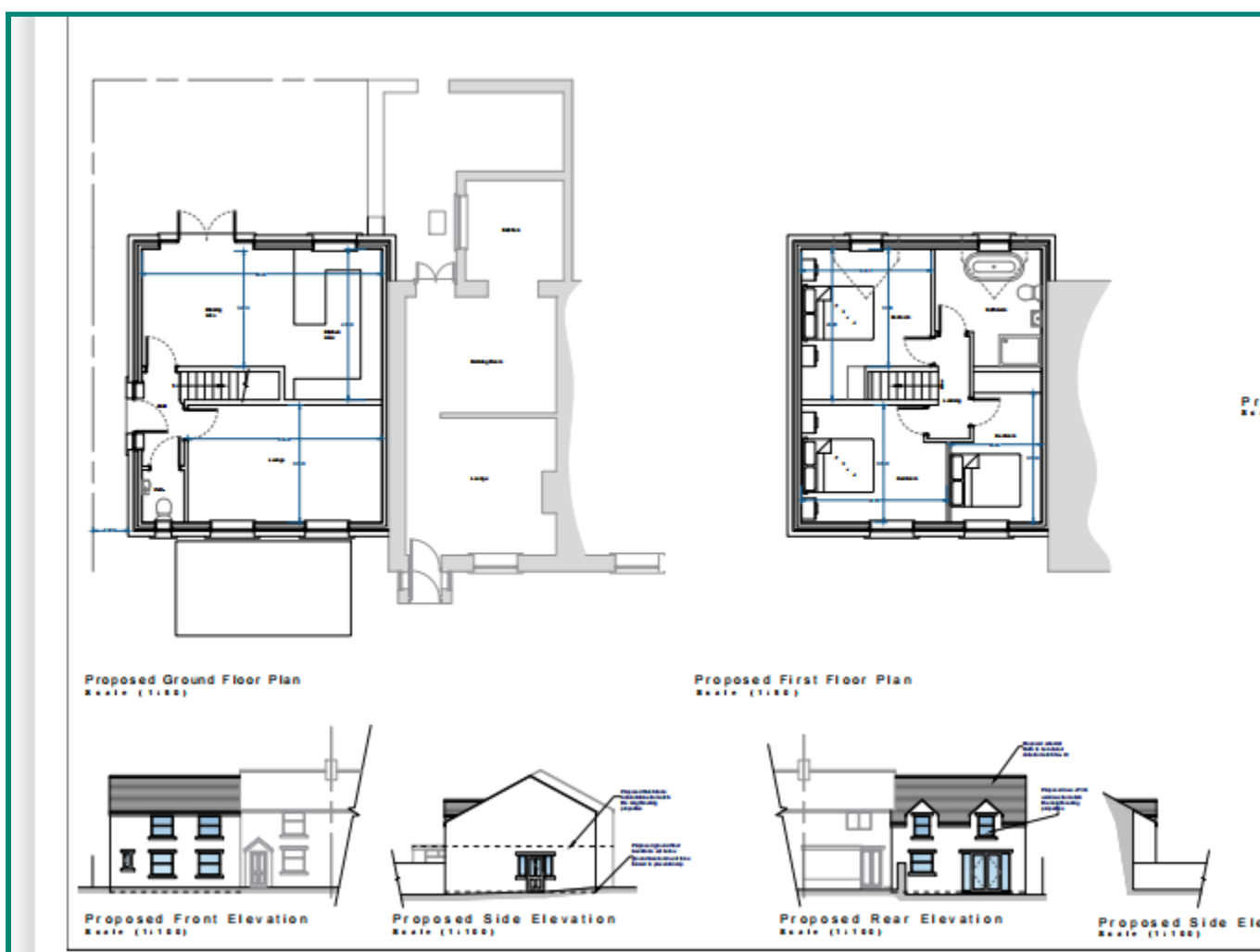


Figure 2 Plans and elevations of the dwelling.

3. PLANNING HISTORY

- 3.1 The site is subject to a previous pre-application proposal for a dwelling (reference 02613/E), which was generally positive. Further reference to this pre-application will be made later on in this statement.
- 3.2 Planning permission for the erection of two semi-detached dwellings (reference 60443) was recently granted on land between Lynton & 88 Watling Street, which is located immediately to the north of the current planning application site. A copy of the approved plan is shown below.
- 3.3 A property once stood on the proposed site and was formally a house/barn a postcard of which is shown below, the proposed house will be on a very similar footprint to the previous property which appears to be demolished in the early 19th century.

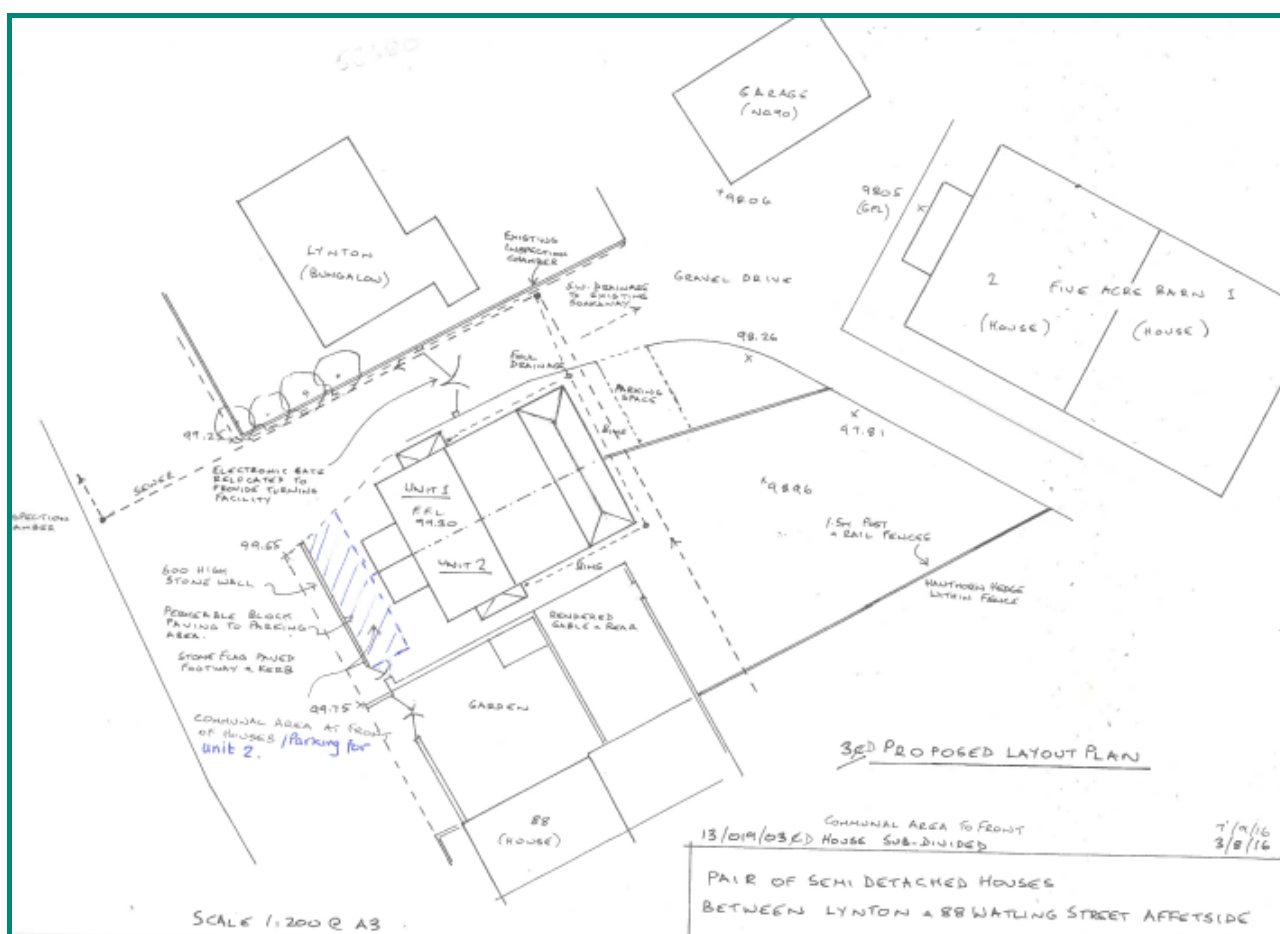


Figure 3 Plan of previously approved dwellings



4. PLANNING POLICY AND ASSESSMENT

Green Belt

- 4.1 The site is located in the Green Belt. Paragraph 149 of the Planning Framework and Policies OL1/2 & OL1/3 of the Council's Unitary Development Plan (UDP) are considered to be of relevance to this proposal.
- 4.2 Paragraph 149 of the Planning Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The paragraph sets out a number of exceptions to inappropriate development, one of which is e) limited infilling in villages.
- 4.3 Policy OL1/2 refers to New Buildings in the Green Belt. The policy states the construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes, one of which is limited infilling in existing villages as set out under Policy OL1/3.
- 4.4 Policy OL1/3 refers to Infilling in Existing Villages in the Green Belt. The policy states that in all named villages which lie within the Green Belt, limited infill development may be permitted, provided that it is in scale with the village and would not adversely affect its character or surroundings. The policy justification states that there are a number of existing villages within the Borough's Green Belt. Whilst seeking to restrict their expansion this policy recognises the need to accept limited infilling within the villages named below:- Shuttleworth, Holcombe Village, Hawkshaw, Summerseat, Nangreaves, **Affetside**, Ainsworth and Simister.
- 4.5 The village of Affetside is specifically mentioned. The pre-application response states the following: *Affetside is a named village in the Green Belt. The development proposes a single dwelling, attached to a row of terraced cottages. This part of Affetside generally comprises an unbroken frontage of residential development. The plot appears to be the garden to No 88. The site could therefore be considered as an infill plot, and subject to scale, massing, layout and other design considerations, the proposed development considered acceptable in Green Belt principles and Policy OL1/3.* The pre-application response clearly states that the proposal represents an infill site within the village of Affetside and is considered acceptable in principle.
- 4.6 The justification of Policy OL1/3 continues to state that the term 'limited infilling development' may include forms of development other than frontage infilling such as the development of backland where it would be in keeping with the village's character. However, this is not intended as a general dispensation to develop houses in the back gardens of frontage properties. A particular difficulty exists in relation to "ribbon" development which stretches out along a number of roads, from villages within the Green Belt. Where such ribbon developments present a significant and generally unbroken frontage, small gaps may be capable of successful development without prejudicing Green Belt objectives. This will usually be a case of looking at each proposal on its merits: the local planning authority will wish to take into account the character of the site; and, generally, development which would involve the felling of trees, or the spoiling of a fine view, would be prevented.

- 4.7 The proposal would represent limited infill development, it would be for one dwelling, it would be frontage development and would be in keeping with the village's character. Given the proposal would result in an extension to an existing row of dwellings and there are residential properties located to the north of the site, the proposal would not result in ribbon development. The proposal would result in the development of a small gap along a built up frontage and therefore meets the aims of the policy in that the proposal would result in a successful development without prejudicing Green Belt objectives. The proposal would be in keeping with the character of the village and would not result in the felling of trees or spoil a fine view. The proposal is therefore considered to comply with the exceptions of Paragraph 149e) of the Framework and Policies OL1/2 & OL1/3 of the Councils UDP.

Layout

- 4.8 Policy H1/2 refers to Further Housing Development and states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.
- 4.9 Policy H2/1 refers to 'The Form of New Residential Development'. The policy states that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include, the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area, the position and proximity of neighbouring properties and the materials to be used in proposed developments, especially their colour and texture.
- 4.10 Policy H2/2 refers to 'The Layout of New Residential Development'. The policy states that new residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include, car parking provision, access for both vehicles and pedestrians, space about and between dwellings, landscaping and screening and protection/provision of trees and hedgerows.
- 4.11 The Council's pre-application response considered that *the general arrangements appear to be acceptable with a couple of things to consider including detail of the area at the front of the proposed dwelling to Watling Street and clearer detailed plans of the proposed side boundary of the plot, next to where the parking space is shown. Garden amenity area would look to be adequately provided. However, it is also worth noting that very little amenity space would be available to the existing house due to the presence of outbuildings, etc. in the rear yard of No. 88, which is not a problem at the moment. The other issue is whether any parking for No 88 would be affected by the proposed development.*
- 4.12 The proposed dwelling will have a similar pitched roof form to the neighbouring terraced properties and the ridge height will be slightly less than the height of No 88. The dwelling will be constructed adjacent to the blank gable of No 88 and the dwelling located to the north of the site also has a blank gable. Furthermore, the windows of the proposed dwelling will face front and rear and will either overlook the

road in front of the property or the rear garden. The proposed development is not considered to be harmful to the residential amenity of neighbouring residents.

- 4.13 The pre-application response referred to the garden amenity area for both the proposed dwelling and the existing dwelling No 88. The terraced row of dwellings have limited rear yard areas, currently No 88 has a significantly larger amenity area, which now forms the application site. The proposal provides a rear garden area which is of a similar size to the neighbouring properties. The pre-application response considered the garden amenity area would look to be adequately provided.
- 4.14 In terms of the resultant garden area for No 88, the pre-application response stated it is worth noting that very little amenity space would be available to the existing house due to presence of outbuildings, etc. in the rear yard of No. 88, which is not a problem at the moment. The existing dwelling has an amenity area to the rear which is filled with outbuildings, however if some of the out buildings were demolished in the future this would create a similar sized amenity area as the other dwellings within the terraced row.
- 4.15 In terms of the built form the proposal would read as an extension to the existing terrace of properties and is not considered to be harmful to the character of the area and the materials would be matching existing materials of the adjacent terrace. The proposal is considered to comply with Policy H2/1.

Highways

- 4.16 The proposed development provides for a car parking space in front of the proposed dwelling. The pre-application response appears to have been based on a previous plan which showed parking to the side of the dwelling. The proposed parking area in front of the dwelling will be created in the verge area and will provide a safe area to park a vehicle, clear of the highway. Furthermore, the entrance door to the proposed dwelling will be positioned on the side elevation which provides safe access.
- 4.17 The pre-application response considered the issue of loss of parking for the existing property No 88. The existing gated access on the application site has not been used for a significant period of time due to its narrowness and lack of ability to leave the site in forward gear. The other dwellings along the terraced row use a layby situated opposite the dwellings. It is envisaged that No 88 will continue to use the existing layby which offers good visibility to enter the highway. Overall the proposal is considered to provide satisfactory car parking provision for the proposed dwelling and existing dwelling and complies with Policy H2/2.

Impact on Residential amenity

- 4.18 As discussed above, the proposal is not considered to be harmful to the residential amenity of neighbouring residents. The pre-application response considered the aspect standards were compliant, however the applicant was advised to refer to Supplementary Planning Document 6 (SPD) which refers to Alterations and Extensions to Residential Properties and was adopted in January 2020. Two of the policies contained within the SPD are of some relevance. Firstly the proposal would not impact on the 45

degree line when assessed from the neighbouring property. Secondly the policy requires there should be at least 7m from rear habitable room windows to the rear boundary, this is assumed to prevent overlooking into the land to the rear. This distance would not be met, however the neighbouring properties also do not meet this policy requirement. Furthermore, the rear of the dwelling would not overlook a neighbouring property and therefore it is not considered the proposal would be contrary to the SPD.

Design

- 4.19 The pre-application response stated that the plans indicated the dwelling would be set back from the main row of cottages, slightly lower in height than the row of cottages, which would suggest the build as a later addition and the proposed dwelling would appear to be wider than the existing row.
- 4.20 The proposal is considered to be a subservient and a later addition to the row of dwellings. Although the width of the dwelling is wider than the neighbouring dwellings, the reduction in height and its set back position means that the proposal will be read as a later extension to the row of dwellings and will be in character with the area.
- 4.21 The proportions of the windows reflect the fenestration of the neighbouring dwellings and the proposed materials comprising a slate roof and stone frontage is considered to be in keeping with the appearance of the neighbouring stone cottages.

Coal

- 4.22 Given that there was formerly a house on the site and there are still a number of outbuildings, we do not believe a coal survey is required. The adjoining site was not asked to provide a survey due to the presence of a small garage on site. Therefore no coal survey has been carried out.

Ecology

- 4.23 There is only minor demolition works required, this being the demolition of a coal shed and the boundary walls, save as that there is no demolition required. The coal shed does not have a roof and therefore has no bat roost potential.

5. CONCLUSION

- 5.1 In light of the above submissions, it is concluded that, for the reasons stated, the proposed dwelling would be an acceptable development in the green belt. The proposal represents infill development within a village. Overall it complies with Paragraph 149e) of the Planning Framework and Policies OL1/2 & OL1/3 of the Councils UDP.
- 5.2 The proposed dwelling will be in keeping with the character of the area, it will provide a private rear garden and will be of a subservient appearance and represent a later addition to the neighbouring row of cottages. The proposal therefore accords with Policies H1/2 and H2/1 of the Councils UDP.
- 5.3 The Council is therefore respectfully requested to approve the planning application.

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