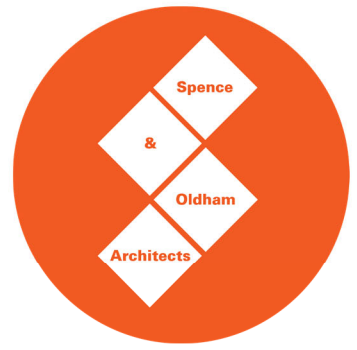




Ref: 0099/02/admin/LA.01

Revision A: Revised for amended design and submission of a variation of condition application.

29th June 2026
Development Management Team
Business, Growth and Infrastructure
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir / Madam

RE: Design and Access Statement for proposed two-storey rear extension, two-storey front extension, single-storey side extension and external alterations to the existing dwelling at Gorse Hill Farm, Starling Road, Bury, BL8 2HJ

Please note that this revised design and access statement supports the submission of an application for the variation of a planning condition on the extant and approved application reference 73042 relating to a residential extension to the dwelling at this site. The condition to be varied is as follows:

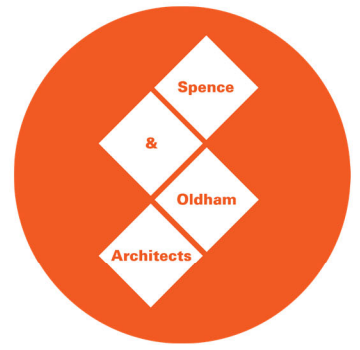
2. This decision relates to the drawings received on 0099-02 (02)001, 0099-02 (02)002, 0099-02 (02)003, 0099-02 (02)004, 0099-02 (02)005 and the development shall not be carried out except in accordance with the drawings hereby approved.

This application for variation of a condition seeks approval to replace drawings (02)003 & (02)005 with revised drawings (02)003A and (02)005A, which seek to gain approval for adjustments to the approved plans. These revised drawings are attached to this application and should be considered within the context of the full planning application document.

Design and Access Statement

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to support an application for householder planning permission for a proposed two-storey rear, two-storey front and single-storey side extension with external alterations to the existing dwelling at Gorse Hill Farm, Starling Road, Bury.
- 1.2 The purpose of this statement is to inform, and to support the planning application by providing evidence of how the design complies with local and national planning policy, by discussing the following points:
 - Site and Context.
 - Planning History.
 - Relevant Planning Policy and Guidance.
 - Proposed Development.
 - Justification for Green Belt Development.
 - Conclusion.



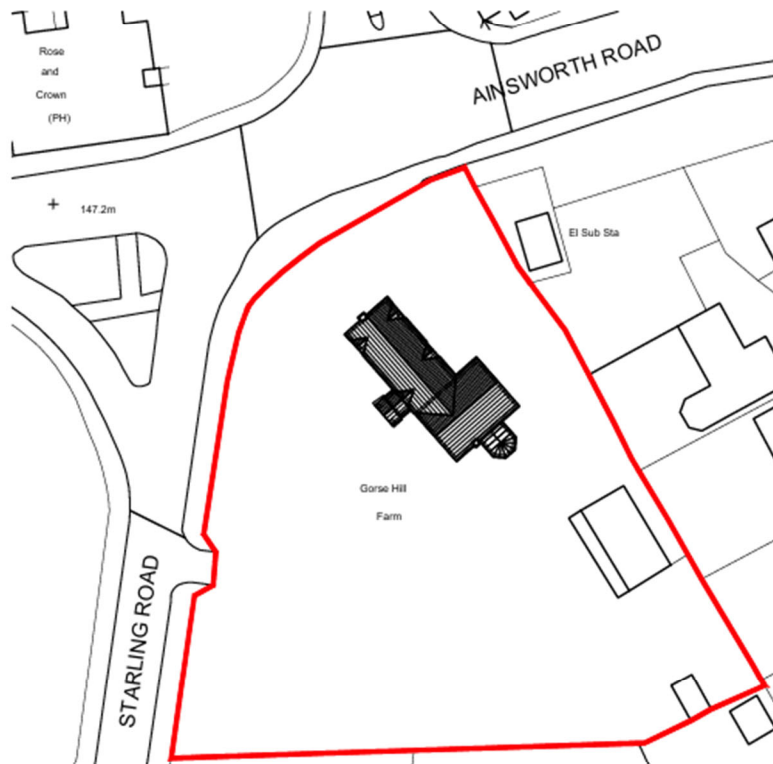
1.3 The Design and Access Statement forms part of an overall Planning Application Document (PAD). The PAD encompasses both statutory and supporting information as set out in the below table.

Planning Application Document		
Documents forming the application	Part 1	Planning application forms
	Part 2	Planning application drawings
Documents supporting the application	Part 3	Design and access statement

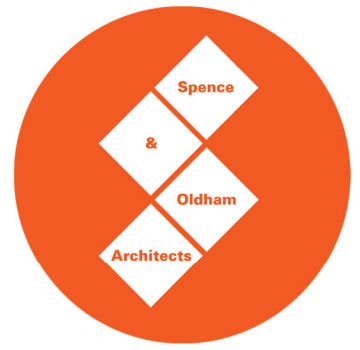
2.0 Site and Context

2.1 *Location*

The application site is located on Starling Road, Bury. It comprises a detached dwelling house and large detached garage within a substantial residential curtilage of 0.39ha.



Site location plan



2.2 Site characteristics

The site is characterised as a private dwelling consisting of 1 no. 2-storey detached dwelling house offering 4 bedrooms. The dwelling sits within the wider residential curtilage which consists of lawned gardens, paving surrounding the dwelling, a detached garage, and a sweeping driveway with secure gated access from Starling Road.

The site is well screened from its surroundings visually, with tall well-established conifer trees lining the north, east and west boundaries, and a masonry wall of varying height surrounding the site to all sides.

2.3 Site photographs



View of the front façade of the existing dwelling



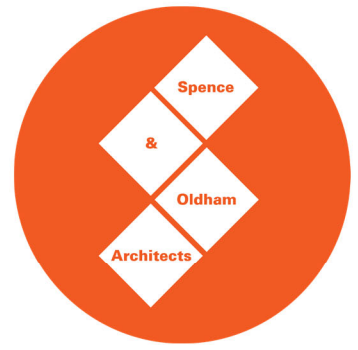
View of the side (south) façade of the existing dwelling



View of the rear façade of the existing dwelling



View of the side (north) façade of the existing dwelling



View of the existing detached garage



View towards the gated access from Starling Road

2.4 Character of the surrounding area

The site sits on the corner of Starling Road and Ainsworth Road within Bury.

The surrounding site is enclosed by residential development, with a range of semi-detached and detached single-storey and two-storey properties to adjacent Garstang Drive, Ainsworth Road, Cockey Moor Road and Starling Road.

Housing around the site varies in age and style, and there are a mixture of different sizes of property throughout the area.

The site is not located within a conservation area.

3.0 Planning History

3.1 Planning history visible online for the site includes the following applications:

90/23960

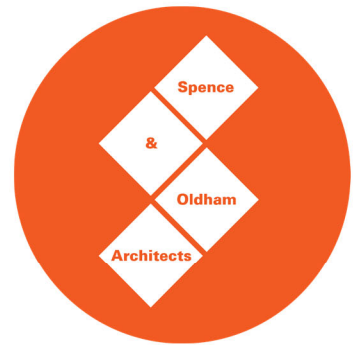
Conversion & extension of existing farm buildings to form one dwelling.
APPROVED February 1990

The above application is believed to be for the construction of the original dwelling house. This was approved in 1990 as a part single-storey, part two-storey 3-bed dwelling.

03/40426

First floor extension.
APPROVED March 2003

The above application is for the subsequent first floor extension added to the dwelling which extends at first floor level over the single-storey part of the original dwelling house, adding 1 no. additional bedroom to the property, making it into a 4-bed dwelling.



73042

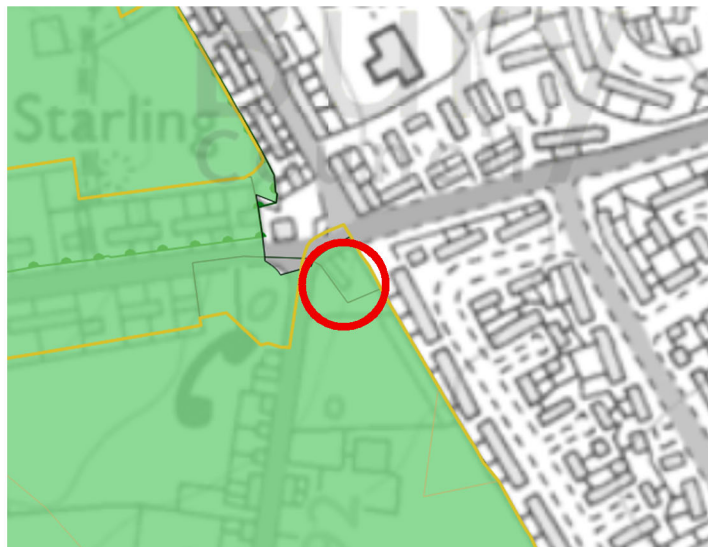
Two storey front extension; Two storey rear extension; Single storey side extension; New gable roof extension at front and alterations to external windows/doors.

APPROVED March 2026

The above application is the most recent application for the extension of this property which this application for a variation of condition applies to.

4.0 Relevant Planning Policy and Guidance

- 4.1 Planning policy is set out nationally by the NPPF, and at local level by the Greater Manchester Places for Everyone (PfE) framework, which mainly supersedes policy within the Bury Unitary Development Plan.
- 4.2 The Bury Council combined UDP / PfE policy map demonstrates that the application site lies within the Greenbelt.

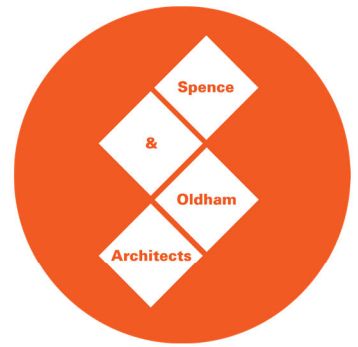


Policy map extract – site circled in red

- 4.3 The proposal will therefore be assessed against the following national planning policy set out in the NPPF and relevant local guidance, with special regard given to Green Belt Policy:

4.4 National Planning Policy Framework

- Section 2 – Achieving sustainable development.
- Section 12 – Achieving well-designed and beautiful places.
- Section 13 – Protecting Green Belt land.



4.5 Places for Everyone Joint Plan

- Policy JP-S1 – Sustainable Development
- Policy JP-G1 – Landscape Character
- Policy JP-G9 – The Green Belt

5.0 Proposed Development

5.1 Introduction

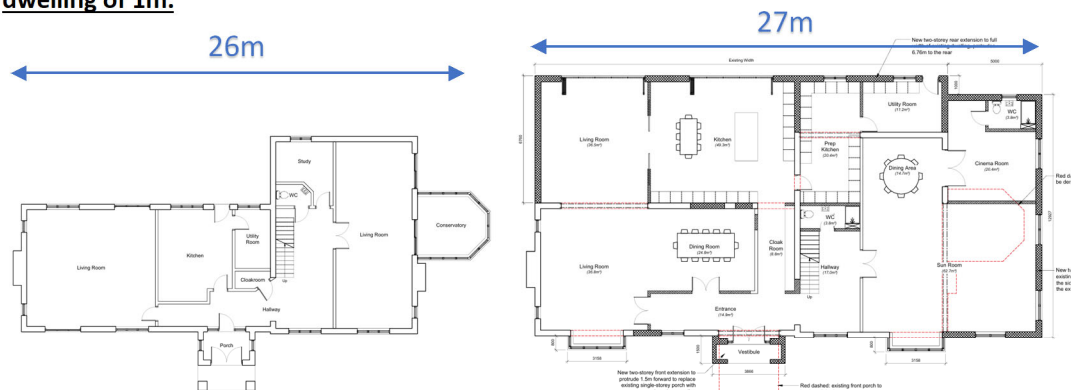
The Householder application seeks to make the following enlargements and alterations to the existing detached dwelling house:

- Construction of a 6.7m deep two-storey rear extension.
- Demolition of existing conservatory and construction of a 5m wide two-storey side extension.
- Demolition of the existing single-storey porch and construction of a new two-storey 1.5m deep front extension forming the principal entrance to the dwelling.
- Alterations to the roof form to balance the symmetry of the principal facade.
- Alterations to external windows and doors.

5.2 Scale and Massing

The proposed extensions to the existing property add approximately 334m² of additional gross internal area to the dwelling, via the proposed extensions listed above, however the design minimises the visual impact on the host dwelling by locating most of the extension massing to the rear of the property, infilling the existing 'L' shaped footprint, and extending slightly further beyond this by 3.7m.

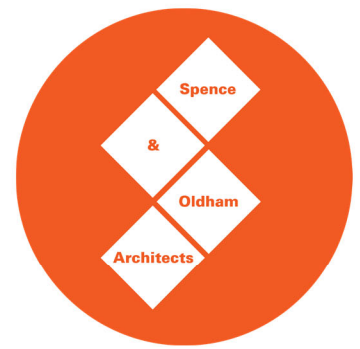
To the side the existing conservatory which sits at approximately 4m width is demolished, and in its place a two-storey side extension is created, 5m wide, **representing an overall increase in width to the existing dwelling of 1m.**



Existing Footprint

Proposed Footprint

The proposal therefore regularises the building footprint and represents a relatively small increase beyond the currently established building envelope.



5.3 *External Appearance*

The proposed extensions are to match the existing dwelling in terms of external materials and features. Roof shapes to be used are in keeping with the style of the existing dwelling house, utilising gable end profiles to visually tie into the host dwelling.

Alterations to external windows and doors are made to provide more natural light into the property, and to capitalise on the views to the gardens at the front and sides of the dwelling.

The extensions remain visually subservient to the host dwelling. New roofs remain below the existing ridge and eaves heights, and the largest extension is to the rear and side of the property, retaining the overall look and feel of the dwelling house.

5.4 *Neighbour Amenities*

The proposed extension design will have little to no impact on the amenities of the nearest neighbouring dwellings.

The closest dwelling at no. 51 Garstang Drive will be over 20m from the nearest corner of the two-storey rear extension, and the closest corner of the extension will sit just over 7m away from the rear boundary with the internal layout design ensuring that the first floor windows of any rooms are positioned further still than 7m from the rear boundary, which is heavily screened by existing conifer trees.

Therefore the proposed extensions will not have a detrimental impact on the amenities of any neighbouring property.

6.0 **Justification for Green Belt Development**

6.1 *Policy Context*

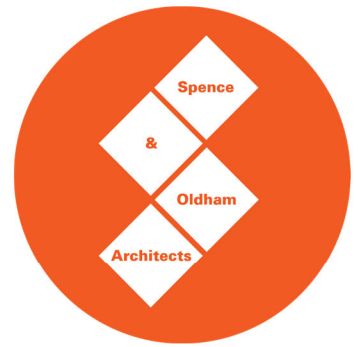
The application site lies within the Green Belt as defined by the development plan. The proposal therefore falls to be assessed against national policy set out in the National Planning Policy Framework (NPPF) and relevant local guidance, including the Bury Residential Extensions Supplementary Planning Document (SPD).

Paragraphs 152–154 of the NPPF confirm that the construction of new buildings in the Green Belt is inappropriate unless it falls within a defined exception. Extensions to existing dwellings are not inappropriate provided they are not disproportionate additions over and above the size of the original building.

The Bury SPD provides a general guideline that extensions exceeding approximately one third of the volume of the original dwelling are likely to be regarded as disproportionate. However, as SPD guidance, this does not form an absolute policy test and must be applied with regard to site-specific circumstances and the overarching policy framework of the NPPF.

6.2 *Existing and Proposed Development Volume Calculations*

The original dwelling (constructed circa 1995) had an approximate volume of:
Original dwelling volume: 1,094 m³*



Extensions undertaken in 2005 increased the volume by:
Dwelling including 2005 extensions: 1,364 m³*

The proposed scheme would result in a total cumulative increase of:
Proposed total volume of dwelling: 2,599 m³*

*Refer to Appendix A.

It is acknowledged that the cumulative increase exceeds guidelines set out in the SPD, and therefore the proposal must be assessed in terms of whether it constitutes a disproportionate addition in Green Belt terms.

6.3 *Impact on Green Belt Openness*

The essential characteristic of Green Belt is its openness, which has both spatial and visual dimensions, as confirmed in *Turner v Secretary of State for Communities and Local Government*.

6.3.1 *Spatial Impact*

The proposed development:

- Is contained entirely within the established residential curtilage.
- Does not extend the built form further into open countryside.
- Represents a consolidation of built form within an already developed building envelope.

Accordingly, whilst there is an increase in volume, the proposal does not materially alter the spatial extent of development within the Green Belt.

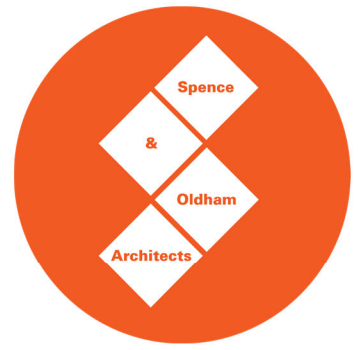


Aerial view of the site and surroundings.

6.3.2 *Visual Impact*

The dwelling is:

- Well screened by established conifer trees to the north, east and west boundaries, and an approximately 2m high masonry wall along the boundary to the public highway.
- Not readily visible from public vantage points including Starling Road or Ainsworth Road.
- Perceived in the context of existing built form rather than open countryside.



- The proposed extension is largely to the rear of the existing property, infilling the 'L' shape and extending beyond the overall footprint by 2.2m to the rear.
- 80% of the new volume created is to the rear of the property, and as such the visual impact on the existing dwelling is minimal.

As such, the proposed extension would result in negligible additional visual encroachment into the openness of the Green Belt.



The site boundary viewed from the junction of Starling Road and Ainsworth Road

6.3.3 Conclusion on Openness

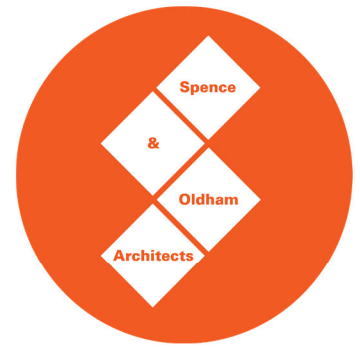
The proposal would give rise to limited harm to openness, notwithstanding the numerical increase in volume. The development would not undermine the fundamental purpose of maintaining openness in this location.

6.4 Whether the Proposal is Disproportionate

While the cumulative increase exceeds the SPD's guideline of a 1/3rd increase, the assessment of "disproportionate" development is ultimately a matter of planning judgment, not a fixed numerical threshold.

In this case:

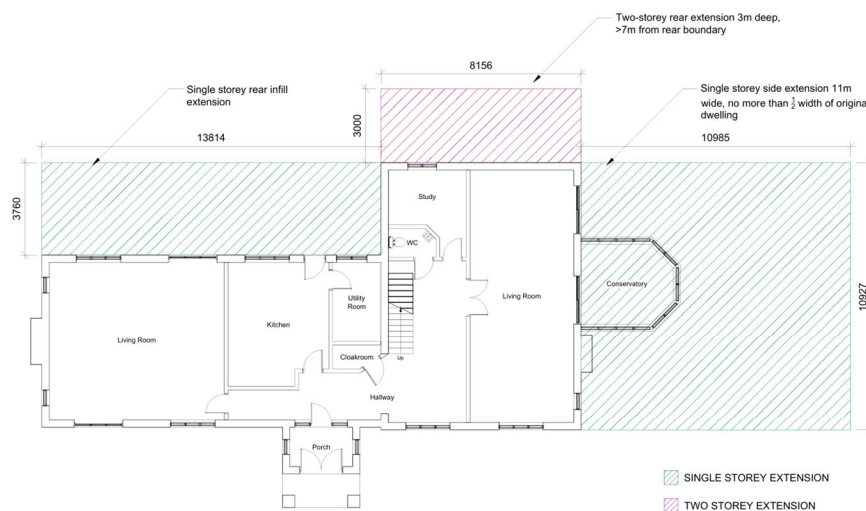
- The increase in volume is not matched by a commensurate increase in perceived bulk or spread.
- The development remains visually contained and spatially limited.
- 80% of the new volume created is to the rear of the property within an 'infill' extension to the existing 'L' shaped footprint. The rear of the property faces developed land and the edge of the Green Belt boundary, and as such does not result in encroachment into open countryside.



Accordingly, it is considered that the proposal is not disproportionate in Green Belt terms when assessed in real spatial and visual context.

6.5 Fallback Position (Permitted Development)

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the site benefits from permitted development rights which would allow for alternative forms of extension to be explored.



National footprints of potential Class A permitted development extensions

Fallback development volume: 2,124 m³ *

*Refer to Appendix A.

Such fallback development could:

- Be constructed without the same level of design control
- Result in a more fragmented or visually harmful form of development
- Deliver a comparable or greater volumetric impact than the current proposal

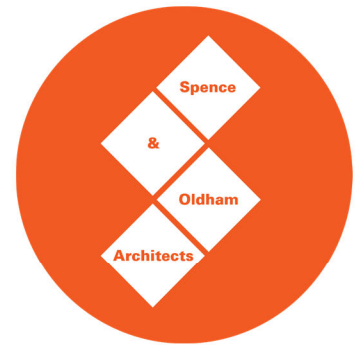
The fallback position is therefore a material consideration which reduces the weight to be given to any perceived harm arising from the proposal.

6.6 Grey Belt Characteristics

The site lies on the edge of the defined settlement boundary of Bury West and exhibits characteristics consistent with land that makes a limited contribution to the purposes of the Green Belt, as defined in the NPPF.

In particular:

- The site does not play a significant role in preventing settlement coalescence.
- It is experienced as part of the urban edge, rather than open countryside.



- The surrounding context is built-up and consists of residential development to all sides.

Furthermore, recent planning application 72436 on land directly south of Gorse Hill Farm established the recognition of the adjacent plot of land as 'grey belt' within the officer's report. Whilst permission was not granted for the proposal to construct 9 no. new dwellings, the reasons for refusal stated that the density of development would be too low, and that a larger development would be considered more favourably, reflecting the emerging recognition of "Grey Belt" land—that is, land within the Green Belt which performs weakly against its core purposes.

While not a formal policy designation, this provides contextual support for the conclusion that development in this location would not conflict with the strategic purposes of the Green Belt.

6.7 *Very Special Circumstances*

It is acknowledged that, to the extent the proposal is considered inappropriate development, it must be justified by Very Special Circumstances (VSC).

In this case, the following factors cumulatively constitute VSC:

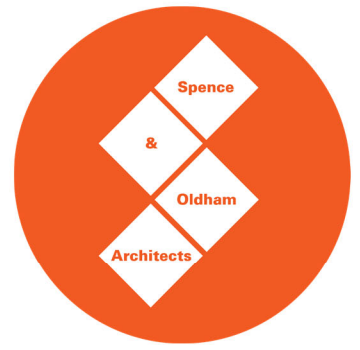
- Limited harm to Green Belt openness, both spatially and visually
- Absence of encroachment beyond the established residential curtilage
- Fallback position under permitted development, which could result in a comparable or less coherent form of development
- Contained and visually discreet nature of the site
- Location on the urban edge, with characteristics consistent with land making a limited contribution to Green Belt purposes

Taken together, these considerations clearly outweigh any definitional harm arising from inappropriateness and any limited harm to openness.

7.0 **Conclusion**

It has been demonstrated that the proposed development accords with the relevant policies of the NPPF and Places for Everyone Joint Plan. To summarise the main points are as follows:

- The proposal represents a well-contained and visually discreet extension to an existing dwelling. While it exceeds the guidelines set out in the SPD, it does not result in a material loss of openness or conflict with the fundamental purposes of the Green Belt.
- The cumulative effect of the identified Very Special Circumstances is sufficient to clearly outweigh any harm, in accordance with the requirements of the NPPF.
- This subsequent application for a variation of condition to the original application seeks an enlargement of the proposed extensions, however still within controlled limits. We would point out the following points in favour of the revised proposals:
 - For the same reasons stated previously in this design and access statement, and subsequently accepted within the extant approved application, the enlargements proposed would not cause harm to the openness of the Greenbelt, as it has been agreed that the site sits within a large residential curtilage within a ribbon of development within the greenbelt. The nature of the amended proposals should not alter this assessment.



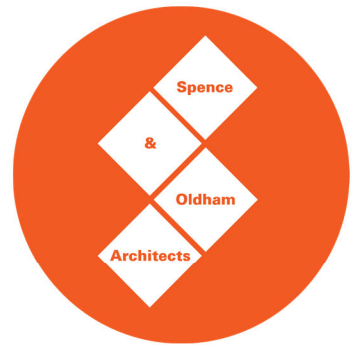
- The rear extension protrudes slightly further to the rear (0.76m further) however remains more than 7m from the rear boundary of the site, and no more than 3m to the rear of the original two-storey part, and therefore partially within the limits of permitted development at the closest point to the boundary.
- The two-storey side extension is also set back slightly at the rear to maintain a distance of 7m from the rear boundary of the site and protrudes just 5m to the side of the dwelling. Taking into account the original conservatory within the width of the building **this represents an overall increase in width to the dwelling of just 1 metre.**
- The potential 11m width of a permitted development single storey side extension, as outlined in the notional permitted development scheme should also be considered material when assessing this 5m wide two-storey side extension.
- Finally it is to be noted that all rear facing first floor windows are more than 7m from the rear boundary which is also heavily screened by a row of existing and established conifer trees.

Accordingly, the revised proposal is considered to represent sustainable development, and permission for a variation of condition should be granted.

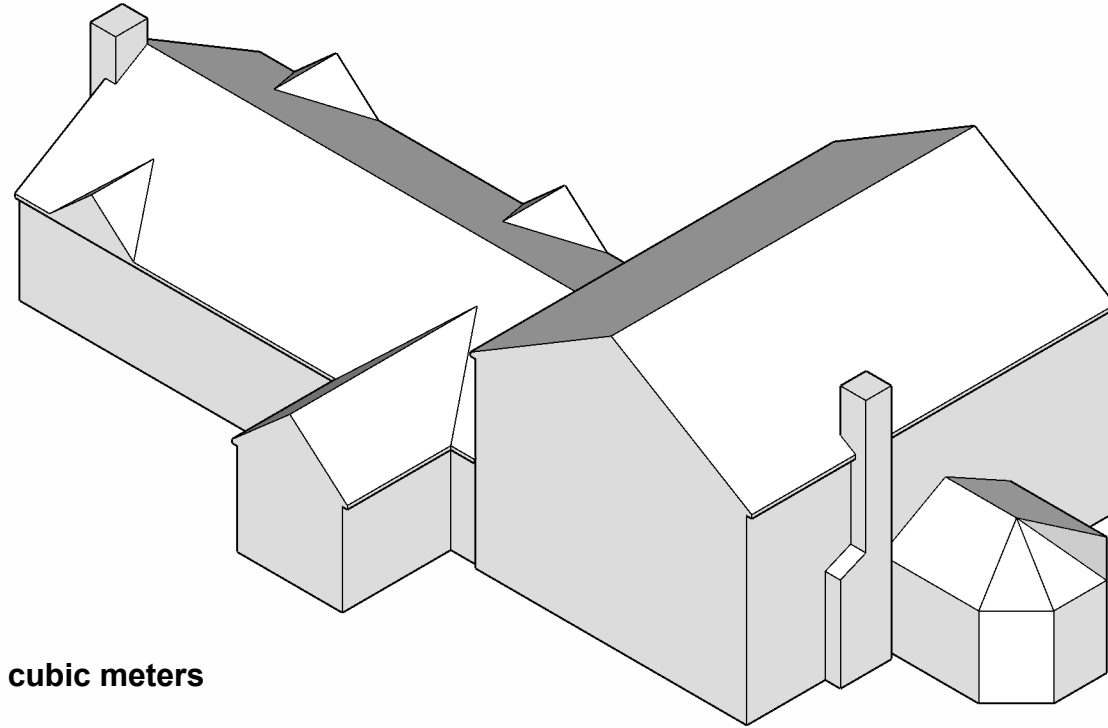
Yours Sincerely,

Gregory Oldham *BA(Hons) MArch*

For and on behalf of Spence & Oldham Architects Ltd

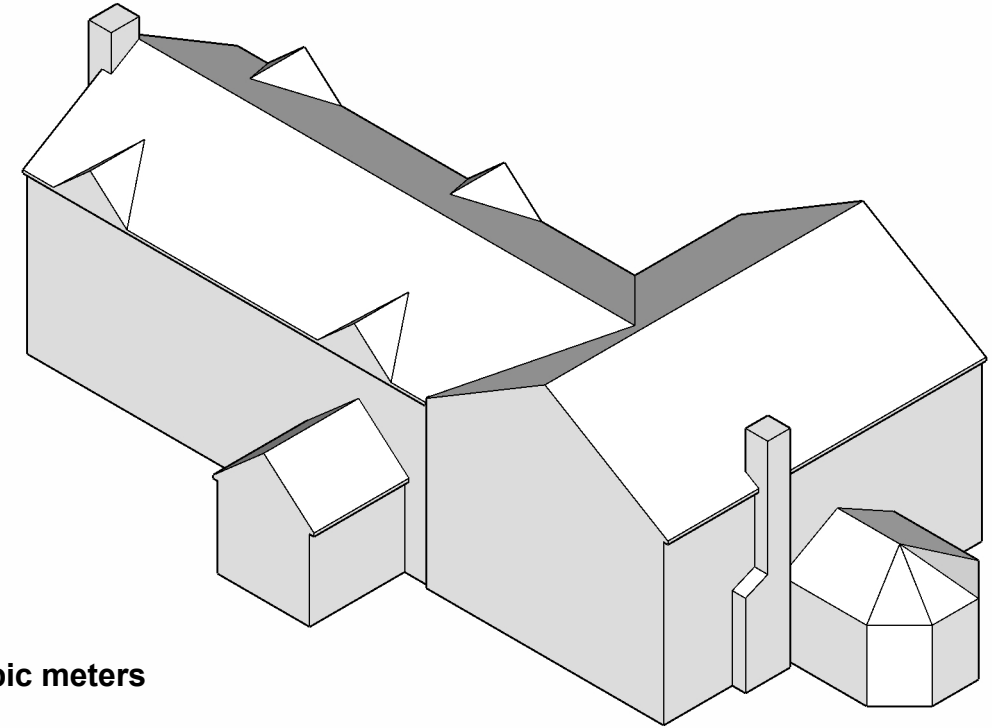


APPENDIX A: 3-D Volumetric Calculation Models



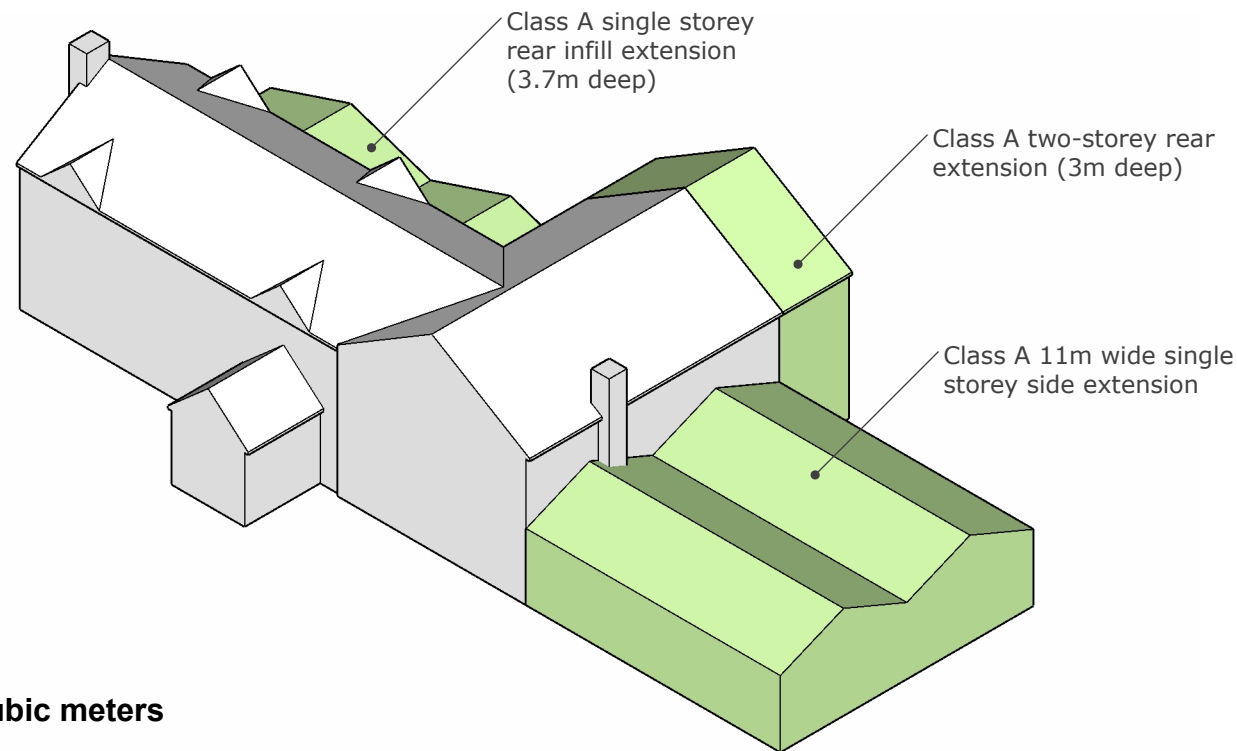
1,094 cubic meters

01 ORIGINAL HOUSE & DETACHED GARAGE / STABLE 1995
A3 Scale: NTS



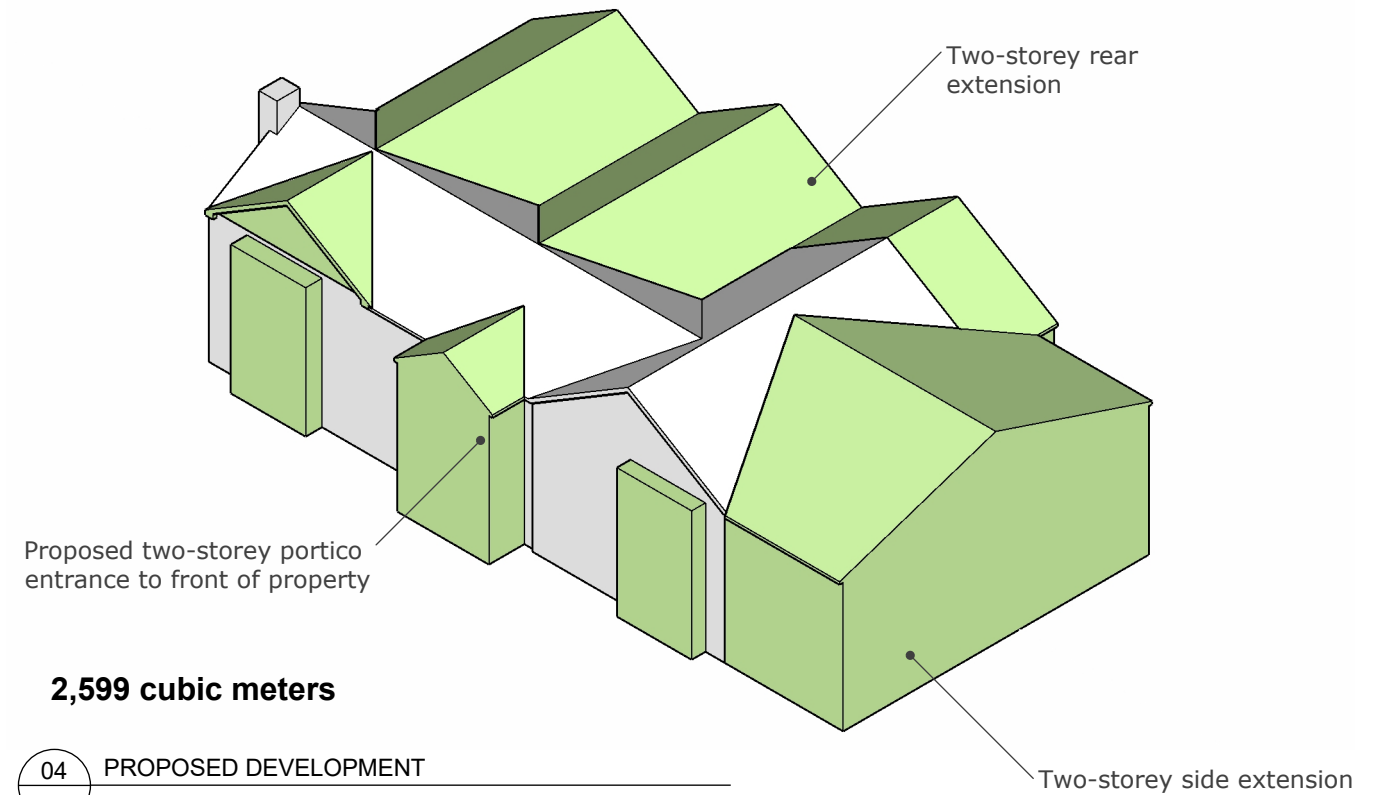
1,364 cubic meters

02 EXISTING HOUSE 2026
A3 Scale: NTS



2,124 cubic meters

03 NOTIONAL PERMITTED DEVELOPMENT EXTENSIONS
A3 Scale: NTS



2,599 cubic meters

04 PROPOSED DEVELOPMENT
A3 Scale: NTS

REVISIONS		
MM/DD/YY	REMARKS	
I 20/03/26	For Comment	
A 29/06/26	For Comment	