



Planning Statement

Site: 9 Broad Oak Terrace, Bury, BL9 7ST

Date: October 2022

1.0 Introduction and Background

- 1.1** William McCall Architectural Services have been commissioned by Helena Abrahams to submit a planning application to Bury Council for a proposed single storey rear extension and new decked patio area at 9 Broad Oak Terrace, Bury, BL9 7ST.
- 1.2** This statement comprises an assessment of the proposed development against the requirements of Bury Council's Unitary Development Plan (UDP) that was adopted by the Council on 29 August 1997, and the National Planning Policy Framework which was updated in July 2021.
- 1.3** The purpose of this statement is to describe the relevant national and local policies that are directly relevant to the application and to provide an analysis of those policies and the application site. This statement will put forward our case explaining why we believe that the proposed development conforms with both local and national planning policies and that planning permission should be granted.

2.0 The Site Location

2.1 The application site (9 Broad Oak Terrace) comprises a two-storey dwelling house and it is located within a longstanding row of twelve terraced cottages that run easterly off the end of Jericho Road. Jericho Road runs for approximately 200 metres in a southerly direction off Rochdale Old Road (B6222) down the side of Fairfield General Hospital. The photograph images on the following pages in Figures 1 to 9 identify the exact site location.

2.2 The property has a rendered external construction finish and it has a traditional pitched slate covered roof. It has been previously extended to the rear with the addition of a small single storey extension. The extension is constructed with reconstituted stone, and it has a low mono pitched style roof. The terraced properties have garden areas that are located to the front and rear. The front gardens are separated from the houses by a surfaced access road that runs in front of the terrace, and they are elevated above the properties and accessed by a set of steps. At the commencement of some of the front garden areas, there are still original small outhouse type buildings present. The rear gardens are attached and contiguous and they follow sloping contours (downwards) and many of the residents have formed two different level areas that are accessed by steps, so that they can enjoy some functional use of them.

2.3 There is no in-curtilage parking available at the property, but there is some adhoc parking available for residents at both ends of the terrace.

2.4 This part of Bury is designated as being within the Greater Manchester Green Belt and there are open green fields / grazing land, farmsteads, and areas of woodland located to the south, east and west of the site. Part of the land to the south is separated by the River Roach. The majority of the land to the north is taken up by built development and car parking associated with Fairfield General Hospital.



(Figure 1 – Aerial photograph image showing the site location)



(Figure 2 – Zoomed-in Aerial photograph image showing the site location)



(Figure 3 – 3D Zoomed-in Aerial photograph image showing the site location)



Figure 4 – Photographs showing the frontage of the terraced properties on Broad Oak Terrace and No.9 painted dark grey in colour



(Figure 5 – Photograph showing rear elevation of the property including the existing single storey extension and garden patio area that are in situ)



(Figure 6 – Photograph showing the lower garden area of the property)



(Figure 7 – Photograph showing the lower garden area of the property)



(Figure 8 – Photograph showing the application site relationship with next door at No.10 Broad Oak Terrace)



(Figure 9 – Photograph showing the application site relationship with next door at No.8 Broad Oak Terrace)

3.0 Planning History and site constraints

3.1 According to the published on-line records on the Bury Council Planning website, there are no relevant planning applications recorded in respect of the application site.

3.2 Flood Risk

According to the GOV.UK and Environment Agency 'Check your flood risk' records, the property is in a Flood Zone 1 and it has a **very low risk** of flooding from Rivers and the Sea and a **low risk** from Surface Water. Low risk means that this area has a chance of flooding of less than 0.1% each year. As the development site is smaller than 1 hectare and not affected by flooding then a Flood Risk Assessment is not required for this application.

3.3 Heritage

The application site does not contain a Listed Building, Locally Listed Building and it is not located in a Conservation Area according to the Council and Historic England on-line records. The site is also not situated adjacent to any of these types of Heritage Assets so does not affect their setting.

3.4 Trees

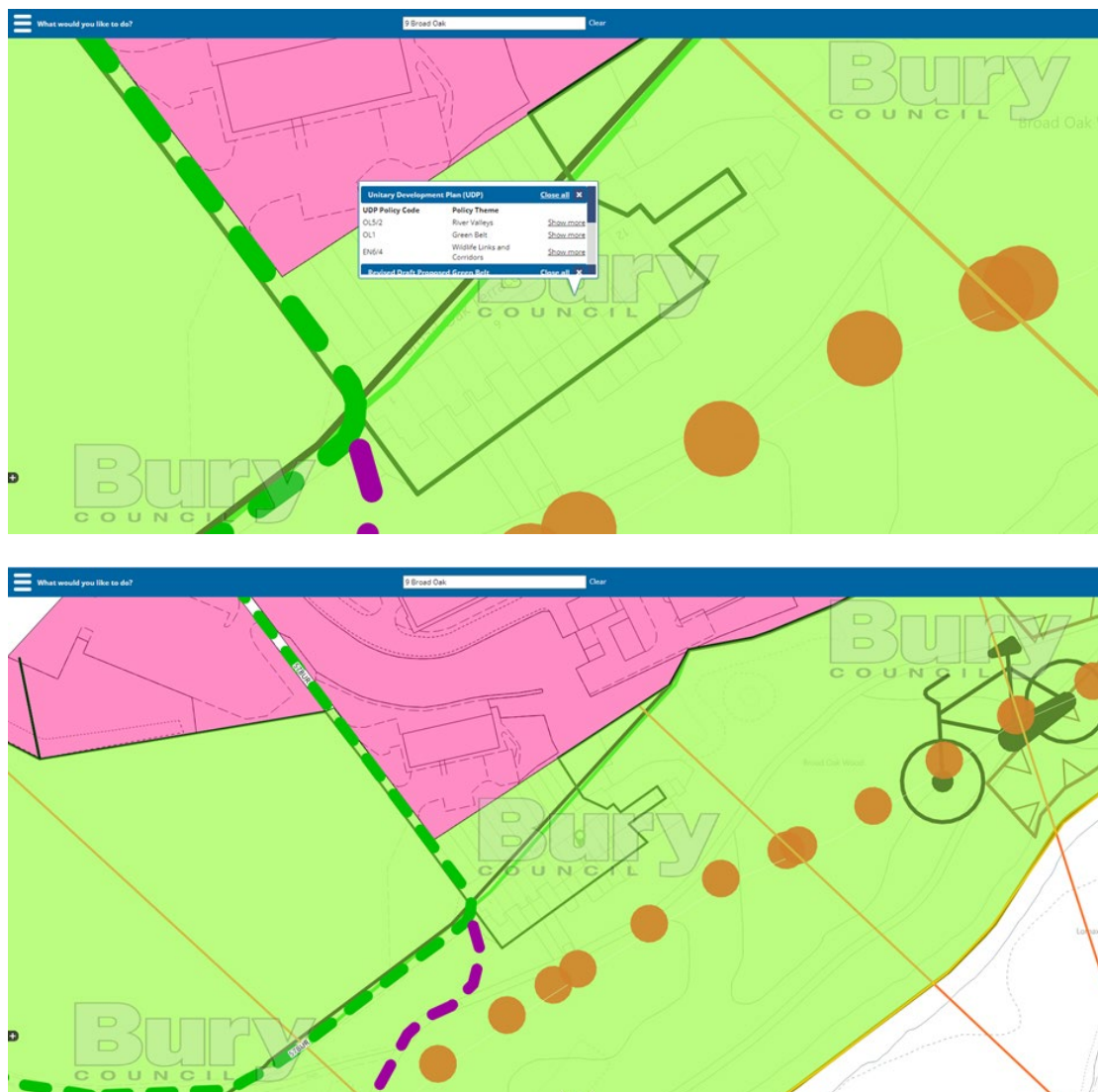
There are no trees present on the application site that are subject to a Tree Preservation Order or are protected as a result of being in a Conservation Area. There are also no other trees located on or near to the site that would be directly affected by the proposed works.

3.5 Ecology and Biodiversity

There are no known ecology or biodiversity related concerns on the site that are a material consideration in respect of the determination of this proposal.

3.6 Local Plan Policy

The Bury Council UDP Plan Allocations Map (Figure 10) below shows the site as being within the Green Belt and therefore falls under the Policy OL1 and OL1/2 designation. The map also highlights the presence of River Valleys (Policy OL5/2) and Wildlife Links and Corridors (Policy EN6/4).



(Figure 10 – Extracts from the Local Plan Allocations Map showing site is within the Green Belt)

4.0 The Planning Application Proposal

- 4.1** The application seeks the grant of full planning permission for the proposed erection of a single storey rear extension and a new decked patio area at 9 Broad Oak Terrace.
- 4.2** The applicant wishes to extend and improve the property for her use and enjoyment as a long-term home, which is a reasonable expectation. There is currently a small rear single storey rear extension attached to the property that was built many years ago and the applicant wishes to replace it with something slightly larger which will provide a more useable internal space as she is wishing to re-configure the inside. The new extension will be utilised as new kitchen and dining room. It is a well-designed and visually attractive development, and it will also be more energy efficient and built to modern construction standards, which is also an important factor given the high cost of utilities at present. She also wishes to construct a new decked patio area in the garden area outside of the extension, so the garden area can be more useable. As mentioned earlier in this statement, the rear garden areas of the properties on Broad Oak Terrace slope steeply downwards and many residents have created terraced sections separated by steps and retaining structures to make them useable.
- 4.3** The proposed single storey extension would be constructed using blockwork and covered in a smooth render finish to match the host dwelling house. The dimensions of the extension will be 4.0 metres (projection), 4.18 metres (width) and 3.15 metres (height). The roof of the extension would have a flat type design and be constructed / covered in a dark grey GRP material. This will limit the overall mass and bulk of the extension in the Green Belt and also reduce the impact on the neighbours in terms of light loss and overshadowing. The applicant is however prepared to consider changing the roof design to a pitched construction if this is deemed necessary by the Council. The extension has patio doors in the front elevation facing south towards the garden.

- 4.4** With regard to new decked patio area, this will be located directly outside the new extension and will project forwards by a distance of 5.4 metres creating a flat useable outside space to use when the weather permits. The new extension will take up some of the existing flagged patio space that is currently in use at the property and the applicant wishes to replace the space and again provide something that is an improvement and more visually attractive. The decking will be timber construction and it will only sit 295mm above the existing ground level where adjacent to the dwelling house, but due to the sloping and stepped garden situation, it will need to be elevated in part above the existing retaining walling. The decking will extend over the uneven and unusable middle section creating a part void area underneath. The decking will sit approximately 2.6 metres above the lower part of the garden at the furthest and highest point. This will create two clearly defined sections to the garden. There will be steps leading downwards on the eastern boundary adjacent to the garden of No.10 providing access to and from the lower section of the garden.
- 4.5** The proposed developments will have no impact on the current parking arrangements for the dwellinghouse, as there is no in-curtilage parking provision at the property.
- 4.6** The scheme drawings to be submitted to the Council have been prepared by William McCall Architectural Services and they include site location / block plan, existing and proposed elevations and floor plans, and garden sections of the property.

5.0 Local Planning Policy

- 5.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2** On 29 August 1997, Bury Council adopted the Unitary Development Plan (UDP) and that sets out the Council's planning policies that are used to guide development within the Borough. Amongst other things, the UDP has policies and guidance documents relating to the green belt and the design of housing developments with the primary objectives requiring them to be well designed to respect the character, identity and context of the area.
- 5.3** The application site is also located within the Green Belt and the following UDP Policies are considered the most relevant to the application proposal:

Bury Unitary Development Plan

OL1 – Green Belt

OL1/2 – New Buildings in the Green Belt

H2/3 - Extensions and Alterations

Supplementary Planning Documents

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties

SPD8 8 Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt

6.0 National Planning Policy

6.1 Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated July 2021. The NPPF expresses a presumption in favour of sustainable development. The NPPF is a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalizing and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this Planning statement, where appropriate.

6.2 The following sections of the NPPF are considered of most relevance to the application proposal: -

- Chapter 2: Achieving Sustainable Development (paras. 7-14)
- Chapter 3: Decision Making (para. 38)
- Chapter 12: Achieving Well-Designed Places (paras. 126-136)
- Chapter 13: Protecting Green Belt land (paras. 137-151)

6.3 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support new development. Paragraph 10 states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).* Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making: -

“Plans and decisions should apply a presumption in favour of sustainable development”.

6.4 For decision-taking this means: -

- Approving development proposals that accord with an up-to-date Development

Plan without delay; or

- Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.5 Paragraph 38 of Chapter 4 (Decision-making) of the NPPF confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6.6 The NPPF states that the planning system has three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are; economic, social and environmental as follows: -

Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Social – to support strong, vibrant and healthy communities, by ensuring that

a sufficient number and range of homes can be provided to meet the needs of presentd future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.7 Paragraph 111 in Chapter 9 (Promoting sustainable transport) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

6.8 Paragraphs 126 -136 in Chapter 12 (Achieving well-designed places) advocates a requirement for good design. This is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.9 Paragraph 130 advises that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short termbut over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.10 Paragraph 132 confirms that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Paragraph 134 confirms that permission should be refused for development that is not well designed especially where it fails to reflect local design policies and government guidance on design.

6.11 Paragraph 137 of Chapter 13 (Protecting Green Belt land) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 138 mentions that the Green Belt serves five purposes:

1. to check the unrestricted sprawl of large built-up areas;

2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.12 Paragraph 147 (Proposals affecting the Green Belt) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 mentions that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

6.13 Paragraph 149 states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include, amongst others, 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, and the replacement of a building providing the new building is in the same use and not materially larger than the one it replaces. The glossary to the Framework advises that 'original building' means the building as it existed on the 1 July 1948 or, if it was constructed after that date, as it was built originally.

7.0 Planning Analysis

7.1 The key issues that we consider to be appropriate for the application include : -

- i) Principle of the development within the Green Belt
- ii) Design
- iii) Impact on neighbouring residential amenity

7.2 Principle of the development within the Green Belt

7.3 The applicant is proposing to improve the property to a more modern standard for use and enjoyment as a long-term family home. This is a reasonable aspiration for most homeowners. The property is located entirely within the Green Belt and both local and national planning policy seeks to protect the green belt from inappropriate development.

7.4 For development within the Green Belt, paragraph 148 of the Revised NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Paragraph 149 goes on to state that whilst generally the construction of new buildings should be regarded as inappropriate in Green Belt, there are a list of exceptions to this and one of the exceptions at 149 (c) relates to:

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;

Bury UDP policy OL1/2 is broadly compliant with Chapter 13 of the NPPF in that it allows: -

limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original

dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;

7.5 The Council's Supplementary Planning Document 8 (New Buildings and Associated Development in the Green Belt) provides some further guidance and states that *'Residential extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling. However, each proposal will be considered on its own merits and even an increase up to a third may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues).'*

7.6 The existing dwelling house has been altered since it was first built and after 1 July 1948 with the addition of the single storey rear extension that is currently in situ. The applicant is wishing to replace this existing development with a new slightly larger single storey rear extension. The proposed extension is to be located in the same general area on the residential plot as the existing extension building that will be demolished and in volume terms there is only a relatively small overall difference in size for the new development (an increase of 10m³). The relevant volume calculations are detailed below.

7.7 Volume Calculations (information and dimensions also included on drawings)

Existing house (volume) = 268.6m³

Existing single storey extension (volume) = 24.7m³

This equates to **9.2%** increase in volume

New single storey extension (volume) = 52.7m³

This equates to **19.6%** increase in volume

- 7.8** Based on the volume calculations undertaken, it is considered that the proposed single storey extension will only increase the volume of the original dwelling house by 19.6% and therefore it cannot be regarded as a ‘disproportionate’ addition.
- 7.9** The proposed development is confined to the residential curtilage of the property and this small cluster of residential properties on Broad Oak Terrace. The extension is attached to the house and much of the decking is at ground level with the exception of the end section. They would be constructed using materials that match the host dwelling house and would not be widely visible from the surrounding Green Belt. The property has relatively small defined residential curtilage and the Broad Oak Terrace benefits from having mature woodland tree screening along the side and rear boundaries (at the top of the adjacent river valley), meaning that it is not overly exposed to the green belt and therefore the development would not increase the potential risk of urban sprawl.
- 7.10** The proposed developments are well-designed and complement the host dwelling and provide an opportunity for some betterment and an overall improvement to the appearance of the property and the green belt environment.
- 7.11** Therefore, for the reasons explained, we consider that the proposed development would not significantly harm the openness and permanence of the Green Belt and the general principle of it would appear to be acceptable according to the criteria detailed in UDP Policy OL1/2 of the UDP, SPD 8 and Chapter 13 the Revised NPPF.
- 7.12 Design considerations**
- 7.13** Design is a high priority and is of great importance as detailed in both the NPPF and the Council’s local plan. Paragraph 130 of the NPPF requires that developments should be visually attractive as a result of good architecture. Policy H2/3 of the UDP and the associated guidance in the Council’s SPD6 reinforce the requirement for good

design and that development should respect for the character of the area in which any proposal is to be located.

7.14 We consider the proposed extension is appropriate and proportionate to the host dwelling and the size of the residential curtilage in terms of its size, scale, massing and design. The general design and appearance are of a high quality and will be sympathetic and compatible with the character of the local area.

7.15 The external construction materials of the proposed extension including matching rendered walls and the dark grey roof covering will suitably match and respect the host dwelling. As mentioned previously, the new developments will provide an opportunity for some betterment and an overall improvement to the appearance of the property and the green belt environment.

7.16 There are various single storey rear extensions present along Broad Oak Terrace including those at the adjoining properties Nos. 8 & 10 and this new extension will fit neatly in between the two, like the existing situation. The only difference with the new extension is that it is slightly larger and therefore it will project marginally further forward. Due to the dense woodland green screening that is in place at the side and rear of the terrace, the proposed extension would not be widely visible except to the adjoining properties. Consequently, it would not be harmful to the visual amenity of the surrounding area.

7.17 With regard to new decked patio area, this will be located directly outside the new extension and will project forwards by a distance of 5.4 metres creating a flat useable outside space to use when the weather permits. The new extension will take up some of the existing flagged patio space that is currently in use at the property and the applicant wishes to replace the space and again provide something that is an improvement and more visually attractive. The decking will be timber construction and it will only sit 295mm above the existing ground level where adjacent to the dwelling

house, but due to the sloping and stepped garden situation, it will need to be elevated in part above the existing retaining walls that are located between the upper and lower sections. The decking will extend over the uneven and unusable middle section creating a part void area underneath. The decking will sit approximately 2.6 metres above the lower part of the garden at the furthest and highest point. This will create two clearly defined sections to the garden. There will be steps leading downwards on the eastern boundary adjacent to the garden of No.10 providing access from the higher section to the lower section of the garden.

7.18 The garden areas for the various properties on Broad Oak Terrace do differ in terms of their size and layout and many of the residents have chosen to form different level sectional areas to make them useable. Some have used retaining wall type structures and others have used decking type solutions similar to what the applicant wishes to provide. We would wish to highlight that some elements of the decking works could be undertaken using householder permitted development rights, but the applicant has chosen to include them in the planning application submission for ease and completeness as they would form part of the overall works proposed at the property. The decking is attractive in design terms, and it fully respects the property and the green belt location and environment.

7.19 We are therefore of the view that the proposed development complies with Chapter 12 of the revised NPPF and the requirements of Policy H2/3 of the UDP and the associated guidance in SPD6.

7.20 Impact on neighbouring residential amenity

7.21 The only neighbours potentially affected by the proposed single storey rear extension and the decking works are located adjacent to the application site at Nos. 8 and 10 Broad Oak Terrace. There are no properties located to the rear of the property. We do not consider that the proposed single storey rear extension will significantly reduce

the amount of sunlight and daylight enjoyed by the adjoining neighbours at Nos. 8 and 10 as the rear of the properties is south facing and the residents at Nos.8 and 10 both have similar extensions, albeit slightly smaller. Therefore, only a minimal amount of sunlight would be lost to their properties at the start of the day (for No.8) and at the end of the day (for No.10) as the sun moves around. This would likely only be for a brief period, and the properties will enjoy sunlight for most of the day. The neighbours do have windows present in the side elevations of their extensions, and these will likely be slightly affected in light terms due to the new extension being wider in size than the existing and as a result being closer to the party boundary. The windows at No.8 are high level and the windows at No.10 are frosted. The primary windows for both extensions lie in the front elevation so the side windows would arguably be considered secondary windows. The applicant is however proposing to use a flat roof style design which is lower than the existing which will be a positive factor in mitigating some of the impact. There are no windows positioned in the side elevation of the proposed extension at No.9 that will directly overlook the neighbours and impact on privacy. There is just a patio doorway opening being provided in the front elevation of the extension which faces directly towards the applicant's own garden. There are currently reasonable height screen boundary treatments in place on both sides that will also assist in dealing with any potential overlooking concerns over the garden areas.

7.22 Therefore, due to the positioning, projection and height of the proposed single storey extension and the relationship to the adjacent dwellings, there will not be any undue overshadowing, loss of view or other similar amenity concerns for the occupants. The extension also adequately meets the Council's 45-degree guideline requirement as specified in the SPD6.

7.23 We would also wish to highlight as a fallback position that the applicant could arguably build a 3-metre projecting development across the whole of the rear elevation utilising

householder permitted development rights or apply for a prior notification which could potentially allow a larger projection.

7.24 In respect of the proposed decked patio area, the applicant is wishing to increase the amount of useable level garden space in the higher section of the garden, as a result of undertaking the works. The aim is to form two level parts to the garden that can be easily accessed by a set of steps that connects the two. There is currently a flagged patio area present on the upper section of the garden and the overall height and length of this will be increased in effect. The decking will extend over a middle section of the garden that currently has ground levels of varying height and contours as clearly shown on the submitted drawings.

7.25 As mentioned in the design section of this analysis, the garden areas for the various properties on Broad Oak Terrace do differ in terms of their size and layout and many of the residents have chosen to form different level sectional areas to make them useable. Some have used retaining wall type structures and others have used decking type solutions similar to what the applicant wishes to provide. Ultimately, the decked patio level will still be consistent with the higher garden levels that exist in the neighbouring properties. Due to the nature of these gardens and the level differences that exist, there will always be an element of potential overlooking from the higher sections to the lower sections. There are currently good screen boundary treatments and garden structures in place on both sides of the party boundary that will assist in dealing with any potential overlooking concerns over the garden areas of Nos. 8 and 10. These can be clearly seen in the site photograph images provided in Figures 1-8. The garden levels of these properties are also at a slightly higher level than No.9 as can be seen on the photographs and the concrete gravel boards that form the base of the fences. This factor will help to mitigate some of the impact of the new decking as it will be at a similar height to the neighbour's garden in part. The applicant is also

happy to provide additional screening on the boundary if this is deemed necessary by the Council.

7.26 Overall, we consider therefore that no unacceptable residential amenity impact would result from the construction of these developments. For these reasons, we consider the proposals are compliant with policy H2/3 of the SPD.

8.0 Planning Balance and Conclusion

- 8.1** At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.
- 8.2** The principle of the development would appear to be appropriate and compliant with the NPPF and the policies in the Bury UDP. The proposed single storey rear extension is basically replacing an existing structure at the dwellinghouse, and it is of slightly greater size and mass. However, the proposed increase in size the extension will create above that of the original host dwelling house would only amount to 19.6% and therefore would not be considered disproportionate, nor will it unreasonably harm the openness of the surrounding Green Belt.
- 8.3** The proposed development will provide economic, social and environmental benefits and constitutes sustainable development.
- 8.4** The proposed extension and decked patio area are well-designed and represent an appropriate development at this property, and they will also fully respect the character of the local area.
- 8.5** The materials to be used in the development are a high quality, suitably match the host building and are sustainable.
- 8.6** There is no adverse effect on the outlook, privacy, or residential amenity of the nearby residents as a result of the proposed development.

8.7 In terms of dis-benefits, the development would involve some short-term noise and disruption during the construction period whilst the construction works are taking place, but this will only take place during normal daily working hours.

8.8 For the reasons stated in this statement, we consider that the proposed development is consistent with local and national planning policy, and we respectfully request that planning permission should be granted for this proposed development.