



RESIDENTIAL DEVELOPMENT – 94 STARLING RD, BURY

PERMISSION IN PRINCIPLE (PiP) STATEMENT

INTRODUCTION

Peter Dickinson Architects have received instruction to prepare and submit a Permission in Principle (PiP) application, on behalf of our client Mr Ken McMinn, for a residential development comprising a single detached dwelling on existing garden land at 94 Starling Rd, Bury.

This statement outlines the relevant planning considerations relating to the proposed development and provides supporting information regarding the suitability of the site for new residential use at this in-principle stage.

PERMISSION IN PRINCIPLE

The Permission in Principle (PiP) route provides an alternative mechanism for securing planning permission for residential development, allowing the principle of development to be considered separately and prior to detailed design. This process enables applicants to establish whether a site is acceptable in principle for the proposed land use before committing to the preparation of more detailed technical information.

A Permission in Principle application consists of two stages for assessment by the local authority.

- Stage 1 – Initial Permission in Principle (PiP) Stage.

Within this stage an assessment is made to determine whether the proposed development is suitable for the site in principle, considering the site location, proposed extent and land use.

- Stage 2 – Technical Details Consent (TDC) Stage.

Within this stage detailed development proposals are assessed in accordance with the permission obtained within stage 1 of the application, assessing wider consideration such as design, access and ecology.

CONTENTS

1. Site Context

- 1.1. Existing Site
- 1.2. Site History
- 1.3. Local Built Environment

2. Proposed Development

3. Planning Policy

- 3.1. Location
- 3.2. Land Use
- 3.3. Extent of Development
- 3.4. Limited Infill Assessment
- 3.5. Grey Belt and Green Belt Assessment
- 3.6. Previously Developed Land
- 3.7. Housing Land Supply and Need
- 3.8. Other Material Considerations

4. Conclusion

1.0 SITE CONTEXT

1.1 EXISTING SITE

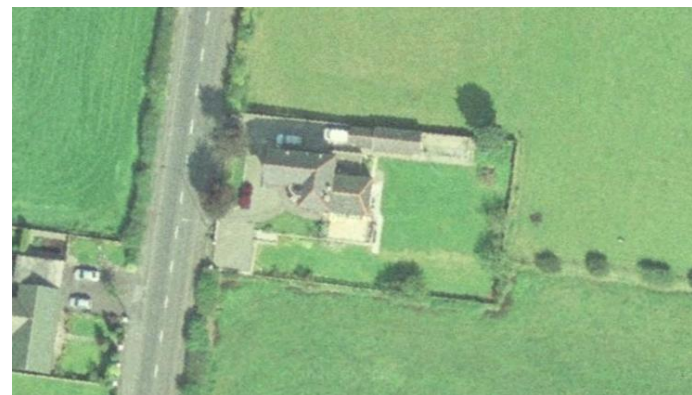
- 1.1.1 The application site comprises approximately 0.04 hectares of land forming part of the lawful residential curtilage of No. 94 Starling Road, Bury. The site is occupied by a substantial detached dwelling positioned towards the front of the plot, with an extensive private rear garden.
- 1.1.2 The existing dwelling is of traditional brick construction beneath a pitched roof and incorporates a number of architectural features including projecting bays, decorative timber detailing and a varied roof form. A single-storey conservatory is attached to the south elevation, providing views over the surrounding countryside.
- 1.1.3 Should Permission in Principle be granted and the development proceed through the subsequent Technical Details Consent stage, the conservatory is intended to be removed. Its removal has been incorporated into the design strategy to safeguard the privacy and residential amenity of both the existing and proposed dwellings.
- 1.1.4 The application site benefits from an existing vehicular access directly onto Starling Road, serving the host dwelling via a substantial driveway extending along the western side of the property. The proposal utilises this established access arrangement, avoiding the need to create an additional opening onto the public highway and thereby minimising alterations to the existing street frontage.

- 1.1.5 A defining characteristic of the site is its pronounced topography. Ground levels fall significantly in the centre of the plot, with the rear garden positioned substantially below the level of the existing driveway. The change in levels is accommodated by a substantial retaining wall, resulting in the driveway being in excess of 2 metres higher than the principal lawn area forming the proposed development site.
- 1.1.6 The proposed development area comprises predominantly maintained lawn together with established domestic landscaping, mature planting and boundary treatments, including hedgerows, fencing and retaining structures. These features clearly define the residential curtilage and contribute to the enclosed nature of the site.
- 1.1.7 The existing dwelling and its curtilage benefit from generous areas of private amenity space, extensive off-street parking and established landscaping. Following subdivision of the plot, both the existing and proposed dwellings will continue to benefit from appropriate access arrangements and private amenity provision, with detailed design matters to be considered through the subsequent Technical Details Consent application.



1.2 SITE HISTORY

- 1.2.1 Historic mapping and aerial imagery confirm that the application site has been in continuous use as domestic garden land associated with 94 Starling Rd for a prolonged period. There is no evidence of any alternative or non-residential use of the land, and it has consistently functioned as part of the lawful residential curtilage of the host dwelling.
- 1.2.2 Aerial imagery dating from 2000 through to 2017 demonstrates the consistent physical characteristics of the site, including its maintained garden appearance and clear association with the host dwelling.



31 December 2000 Aerial Image (Google Earth)



24 Mar 2017 Aerial Image (Google Earth)

- 1.2.3 The planning history of No. 94 Starling Road demonstrates that the property has been the subject of limited planning activity associated with its established residential use.
- 1.2.4 In 2011, planning permission was granted for the construction of a stable block to the rear of the property, confirming the Council's acceptance of ancillary development within the residential curtilage.
- 1.2.5 More recently, in 2021, planning permission was granted under application 66293 for the demolition of existing stables and the construction of a single detached dwelling at Gorsehill, 94 Starling Road. This permission demonstrates that the Council has previously accepted the principle of introducing an additional dwelling within land associated with the wider property, subject to detailed assessment of the planning merits.

- 1.2.6 The current Permission in Principle application should be considered on its own planning merits. Nevertheless, the planning history demonstrates that residential development associated with the wider property has previously been found acceptable in principle, providing relevant context for the assessment of the current proposal.

1.3 LOCAL BUILT ENVIRONMENT

- 1.3.1 The application site is located within an established residential area on Starling Road, Bury, characterised by predominantly detached and semi-detached dwellings set within generous residential plots. The surrounding development displays a varied architectural style and age, reflecting the gradual evolution of the neighbourhood whilst maintaining a consistent suburban character.
- 1.3.2 The site comprises part of the residential curtilage of No. 94 Starling Road and is surrounded by existing residential development. The proposal would continue the established residential pattern, a matter considered further within the planning assessment.
- 1.3.3 Bury Town Centre lies approximately 2 km to the east of the site and provides an extensive range of retail, employment, educational, healthcare and leisure facilities. More immediate day-to-day services, including convenience shopping, healthcare facilities and local schools, are located within comfortable walking distance of the site.
- 1.3.4 The site benefits from direct access onto Starling Road, which connects to Ainsworth Road and Bury and Bolton Road,

providing convenient links to Bury Town Centre, Bolton and the wider strategic highway network, including Junction 2 of the M66.

1.3.5 Public transport provision within the area is good, with regular bus services operating from nearby Starling Road, providing connections to Bury Interchange and surrounding settlements. Bury Interchange offers further bus, tram and regional transport connections, ensuring the site is well connected by sustainable modes of transport.

1.3.6 The surrounding area benefits from continuous footways, street lighting and established pedestrian infrastructure, allowing safe and convenient access to local facilities without reliance on the private car.

1.3.7 Although the site is located within a suburban residential environment where private vehicle ownership is common, the proximity of local services, schools and public transport provides opportunities for a range of journeys to be undertaken by walking, cycling and public transport, consistent with the objectives of the National Planning Policy Framework.

1.3.8 Distances to Key Amenities (approximate):

- Primary school – 0.6 miles
- Secondary school – 1.6 miles
- Convenience store – 0.6 miles
- GP surgery – 0.5 miles
- Pharmacy – 0.5 miles
- Bus stop – 0.2 miles

- Bury Town Centre – 1.6 miles
- Bury Interchange (bus/tram) – 2.3 miles

1.3.9 The application site occupies a sustainable location within the existing urban area of Bury. It benefits from established infrastructure, a comprehensive range of nearby services and facilities, and good accessibility by both private and public transport. The proposed development therefore represents an appropriate form of development that integrates with the existing built environment whilst making efficient use of previously developed residential land.

2.0 PROPOSED DEVELOPMENT

2.1 This application seeks Permission in Principle for the erection of a single detached dwelling on land forming part of the residential curtilage (garden land) of No. 94 Starling Road, Bury. The proposal will be achieved through the subdivision of the existing residential plot, creating a new self-contained residential curtilage whilst retaining an appropriate level of private amenity space for both the existing and proposed dwellings.

2.2 As a Stage 1 PiP submission, this application does not address detailed matters including appearance, scale, landscaping, drainage, ecology, or boundary treatments. These technical considerations will be fully assessed and submitted as part of a subsequent Stage 2 technical submission, should Permission in Principle be granted.

2.3 The proposed development comprises:

- Subdivision of the existing residential curtilage associated with No. 94 Starling Road;
- Construction of one detached family dwelling;
- Provision of private gardens serving both the existing and proposed dwellings;
- Formation of a new vehicular access and driveway to serve the proposed dwelling;
- Provision of off-street parking in accordance with the Council's adopted parking standards; and
- Associated landscaping, boundary treatments and external works.

2.4 Indicative information has been provided solely to demonstrate that a single additional dwelling can be accommodated within the site without giving rise to unacceptable planning impacts. The illustrative layout indicates that the existing conservatory attached to No. 94 Starling Road would be removed and the existing retaining wall repositioned as part of the subsequent development. These measures would increase the interface distance between the existing and proposed dwellings, improve levels of privacy, and safeguard the residential amenity of both properties.

2.5 The application site benefits from an established frontage to Starling Road, including an existing vehicular access serving No. 94. The indicative layout demonstrates that this existing access can be utilised to serve the proposed dwelling without the need for a new access onto the public highway, thereby minimising alterations to the established street frontage. It also demonstrates that the site's topography and existing level changes can be appropriately accommodated through detailed design.

2.6 As this application seeks Permission in Principle, only the matters of location, land use and amount of development fall to be determined at this stage. The demolition of the existing conservatory, the relocation of the retaining wall, together with the detailed layout, access arrangements, engineering works and all other technical matters, would be considered and determined through a subsequent Technical Details Consent application

3.0 PLANNING POLICY

As the application is for Permission in Principle (PiP), the considerations for this application are to be solely limited to the principle of the residential development within the context of the application site, considering location, land use and extent of the development.

3.1 LOCATION

3.1.1 The application site is located along Starling Rd, within an established ribbon of residential development characterised by sporadic and organic plot arrangements. The site maintains a strong physical and visual relationship with neighbouring dwellings.

3.1.2 The site is not isolated or detached from existing development and is clearly distinguishable from surrounding open countryside.

3.1.3 The site benefits from good accessibility to surrounding settlements and a range of local amenities, as well as

established highway connections and public transport routes. In locational terms, the site represents a sustainable and logical opportunity for modest residential development.

- 3.1.4 Having regard to its position within the existing settlement pattern, its accessibility, and its relationship with surrounding development, the location of the site is considered appropriate for residential development in principle, in accordance with national planning policy.

3.2 LAND USE

- 3.2.1 The application site comprises domestic residential garden land associated with an existing dwellinghouse. The site is not in active alternative use and performs no functional role beyond its domestic curtilage function. It is therefore already part of the established residential land use pattern of the host property.
- 3.2.2 The proposal represents a continuation and more efficient use of existing domestic land, maintaining its fundamental residential purpose. This aligns with the core planning objective of making effective use of land, as set out in the National Planning Policy Framework (NPPF), which states that planning decisions should “*support development that makes efficient use of land*” and encourages the optimal use of previously developed and underutilised land.
- 3.2.3 The development does not introduce a new or incompatible land use. Instead, it optimises land already physically and functionally tied to the existing dwelling, ensuring the site continues to perform its established domestic role.

- 3.2.4 The NPPF is clear that planning should promote sustainable development, including the effective use of land resources. The proposal achieves this by intensifying an existing residential use without encroaching into new land uses or fundamentally altering the character of the site or its surroundings.

3.3 EXTENT OF DEVELOPMENT

- 3.3.1 The proposed development comprises the erection a single detached dwelling, representing a modest and proportionate level of development relative to the size of the site, which extends to approximately 0.04 hectares.
- 3.3.2 The development site is bound by established boundary treatments in the form of hedgerows and fencing and the site is bound by 94 Starling Rd to the north, the highway to the west, and permanent boundaries to the east and south.
- 3.3.3 The development would not result in overdevelopment of the site and would allow for appropriate spacing, landscaping, and residential amenity to be achieved, all of which will be fully considered at the Technical Details Consent stage.
- 3.3.4 The separation distances achievable within the site, together with its positioning between existing dwellings, indicate that appropriate standards of privacy, outlook and residential amenity can be maintained for both existing and future occupants. There is no evidence at this stage to suggest that the principle of developing the site would give rise to unacceptable amenity impacts.

3.3.5 Whilst not forming matters for determination at the Permission in Principle stage, the accompanying indicative layout demonstrates that the development would incorporate the demolition of the existing conservatory at No. 94 Starling Road together with the relocation of the existing retaining wall within the rear garden. These indicative alterations illustrate how the relationship between the existing and proposed dwellings can be optimised by increasing interface distances and safeguarding privacy and residential amenity. The detailed design and implementation of these works would be considered as part of any subsequent Technical Details Consent application.

3.3.6 At this in-principle stage, the proposed extent of development is considered appropriate in scale and nature, establishing that the site can accommodate a modest single dwelling without giving rise to unacceptable planning impacts.

3.4 LIMITED INFILL ASSESSMENT

3.4.1 The National Planning Policy Framework confirms that limited infilling is not inappropriate development in the Green Belt where it falls within defined criteria. Paragraph 154 states that development is not inappropriate where it includes:

"limited infilling or the partial or complete redevelopment of previously developed land... which would not cause substantial harm to the openness of the Green Belt."

3.4.2 Importantly, the NPPF does not restrict the concept of limited infill solely to settlement boundaries or villages. The policy test is based on whether development constitutes infilling

within an existing built context, rather than its administrative designation.

3.4.3 This position is reinforced by case law: *Julian Wood v SSCLG and Gravesham Borough Council [2015] EWCA Civ 195* confirmed that limited infilling applies to all villages and is not restricted to sites within designated settlement boundaries. The Court emphasized that decision-makers should consider the "situation on the ground," taking into account factors such as the existing pattern of development and the character of the village when determining whether a site qualifies as infill.

3.4.4 Whilst the proposal does not infill a gap between two separate buildings in the conventional sense, it nevertheless fills a vacant parcel of land within the confines of an established residential plot. The proposed dwelling would remain wholly contained within the existing residential curtilage and would not extend development beyond the established extent of the plot or project further into the surrounding Green Belt. In physical and spatial terms, the proposal therefore represents the completion of an existing residential parcel rather than the outward expansion of built development. This reinforces the conclusion that the proposal exhibits the characteristics of limited infilling when assessed by reference to the situation on the ground.

3.5 GREY BELT AND GREEN BELT ASSESSMENT

3.5.1 The application site lies within the designated Green Belt. Paragraph 142 of the NPPF confirms that the essential characteristics of Green Belts are their openness and

permanence, whilst paragraph 143 identifies the five purposes of including land within the Green Belt.

- 3.5.2 The proposed development comprises a single detached dwelling within the established domestic curtilage of No. 94 Starling Road. The site is physically enclosed by existing residential development, mature boundary treatments and established garden boundaries, giving it a contained relationship with the surrounding built form. Although the proposal would introduce additional built development, this would occur within an area already experienced as part of an existing residential property rather than extending development into the wider open countryside.
- 3.5.3 Any reduction in openness would therefore be limited and localised. The proposal would not project beyond the established residential frontage, create a prominent encroachment into the surrounding Green Belt, or materially alter the perception of openness when viewed in the context of the wider landscape. The openness and permanence of the wider Green Belt would remain readily appreciable, and the proposal would not fundamentally alter its overall spatial character.
- 3.5.4 Regard has also been given to the concept of Grey Belt introduced by the NPPF. Annex 2 defines Grey Belt as previously developed land and/or other Green Belt land which does not strongly contribute to purposes (a), (b) or (d) of paragraph 143. Whilst the assessment of whether land constitutes Grey Belt is ultimately a matter of planning judgement, the application site is closely associated with

existing residential development and has limited functional relationship with the wider Green Belt.

3.5.5 In particular:

- Purpose (a) – The site does not make a meaningful contribution to checking the unrestricted sprawl of a large built-up area. It forms part of an established residential curtilage contained within existing domestic boundaries and its development would not facilitate outward expansion beyond the existing pattern of development.
- Purpose (b) – The proposal would not contribute towards the merging of neighbouring towns. The site occupies a small parcel of domestic garden land within an existing residential development and would not reduce the strategic separation between settlements.
- Purpose (d) – The site does not contribute to preserving the setting or special character of a historic town. The proposal has no relationship with the historic core of Bury or any designated heritage asset whose setting relies upon the openness of this parcel of land.

3.5.6 Having regard to these considerations, there is a reasonable basis for concluding that the application site exhibits the characteristics of Grey Belt as defined by Annex 2 of the NPPF. Nevertheless, whether land constitutes Grey Belt remains a matter of planning judgement.

3.5.7 Even if the Local Planning Authority were to conclude that the site does not constitute Grey Belt, that conclusion would not,

in itself, determine the acceptability of the proposal. The application must be assessed against the Development Plan and the NPPF as a whole, including its effect on openness, the purposes of the Green Belt, design quality, residential amenity and all other material considerations.

3.6 PREVIOUSLY DEVELOPED LAND

- 3.6.1 Annex 2 of the National Planning Policy Framework defines previously developed land (PDL) as land which is or was occupied by a permanent structure, including the curtilage of developed land, but excludes "land in built-up areas such as private residential gardens."
- 3.6.2 The application site forms part of the residential curtilage of No. 94 Starling Road. The NPPF does not define the term "built-up area" and, accordingly, whether land falls within a built-up area is a matter of planning judgement having regard to the physical characteristics of the site and its relationship with surrounding development.
- 3.6.3 In *Dartford Borough Council v Secretary of State for Communities and Local Government & Ors* [2017] EWCA Civ 141, the Court of Appeal confirmed that the exclusion of private residential gardens from the definition of previously developed land is expressly confined to gardens situated within built-up areas. The Court held that the words "such as" introduce examples of the preceding expression, namely "land in built-up areas". Consequently, only residential gardens situated within built-up areas fall within the exclusion, with gardens outside built-up areas remaining capable of constituting previously developed land.

- 3.6.4 The application site occupies a distinctive position within the Green Belt, where the surrounding character is predominantly open and rural. Whilst the site is associated with an existing dwelling, there is a reasonable basis for concluding that it does not form part of a conventional built-up area in the context intended by the NPPF. On that basis, it is considered that the application site is capable of being regarded as previously developed land.
- 3.6.5 Notwithstanding the above, it is acknowledged that reasonable planning judgements may differ. Should the Local Planning Authority conclude that the site forms part of a built-up area, the effect would simply be that the residential garden exclusion applies and the site would not constitute previously developed land.
- 3.6.6 Importantly, that conclusion would not establish that the proposal is unacceptable in principle. The NPPF does not impose a blanket prohibition on the development of residential garden land, nor does it require land to constitute previously developed land before planning permission may be granted. The definition of PDL is one material consideration within the wider planning assessment rather than a standalone policy test.
- 3.6.7 The application site already forms part of an established residential curtilage and the proposal would continue that residential use through the provision of a single dwelling. The proposal would not introduce an incompatible land use but would represent the efficient use of land that is already domestic in character, whilst respecting the surrounding built

form, neighbouring amenity and the openness of the Green Belt.

- 3.6.8 Accordingly, whilst it is considered that the application site is capable of being regarded as previously developed land, the overall planning merits of the proposal do not depend upon that conclusion. Even if the site were found not to constitute PDL, the proposal should nevertheless be assessed against the relevant Development Plan policies and the NPPF as a whole, having regard to its modest scale, relationship with existing development, limited impact upon Green Belt purposes and overall sustainability.

3.7 HOUSING LAND SUPPLY AND NEED

- 3.7.1 National planning policy places significant emphasis on significantly boosting the supply of homes. Paragraph 61 of the National Planning Policy Framework (NPPF) confirms that the planning system should support the Government's objective of meeting housing needs through the delivery of sufficient new homes.
- 3.7.2 Bury Metropolitan Borough Council's latest published Five-Year Housing Land Supply Statement confirms that the Borough is currently able to demonstrate only a 4.3-year supply of deliverable housing land, including the applicable 20% buffer. Accordingly, the Council is unable to demonstrate a full five-year supply of deliverable housing sites as required by paragraph 78 of the NPPF.
- 3.7.3 In these circumstances, paragraph 11(d) of the NPPF is engaged. Where the policies most important for determining

the application are out-of-date due to the absence of a demonstrable five-year housing land supply, planning permission should be granted unless:

- (i) the application of policies within the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or
- (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.

- 3.7.4 Whilst the proposed development would deliver a single dwelling, the NPPF recognises that the delivery of housing relies upon developments of all sizes. Small windfall and infill developments make an important contribution towards maintaining a flexible and responsive supply of housing and collectively assist in addressing identified housing shortfalls.

- 3.7.5 Paragraph 73 of the National Planning Policy Framework recognises that small and medium-sized sites can make an important contribution to meeting housing requirements and encourages local planning authorities to support the development of suitable windfall sites. The proposed development represents precisely this type of modest windfall opportunity, capable of making an immediate contribution towards housing delivery within an established residential area without requiring significant new infrastructure.

- 3.7.6 The application site represents an efficient opportunity to deliver additional housing within an established residential setting. It benefits from existing infrastructure and services and is capable of being developed without the significant lead-in times or infrastructure requirements commonly associated with larger strategic allocations.
- 3.7.7 The proposed development is capable of being delivered within a relatively short timeframe following the grant of planning permission and would therefore provide an immediate contribution towards the Borough's housing supply. Small-scale sites such as this play an important role in maintaining housing delivery, particularly where there is a recognised shortfall in deliverable housing land.
- 3.7.8 Although modest in scale, the proposal would make a meaningful contribution towards addressing Bury's identified housing need through the delivery of an additional dwelling in a sustainable location. This benefit should be afforded positive weight in the overall planning balance, particularly in light of the Council's current housing land supply position.

3.8 OTHER MATERIAL CONSIDERATIONS

- 3.8.1 In addition to the policy assessment set out above, there are a number of material considerations which support the principle of residential development on the application site. Whilst none of these considerations is individually determinative, collectively they provide further evidence that the proposal represents an appropriate and sustainable form of development.

- 3.8.2 The wider application site has previously benefited from planning permission for the demolition of former stables and the erection of a single detached dwelling. Whilst the current proposal relates to a different part of the residential curtilage and must be determined on its own planning merits, the previous permission demonstrates that the Local Planning Authority has accepted the principle of introducing an additional dwelling within land associated with No. 94 Starling Road. This provides relevant context when considering the current proposal.
- 3.8.3 The Council has also previously assessed the wider site through its Strategic Housing Land Availability Assessment (SHLAA) – see Appendix A. The SHLAA identified the site as suitable, available, achievable and deliverable for residential development, confirming that the Council considered the land capable of contributing towards the Borough's housing supply. Whilst the SHLAA does not allocate land for development or predetermine the outcome of planning applications, it is a material consideration which demonstrates that the site has previously been recognised as having residential development potential.
- 3.8.4 The SHLAA further identified the site as a windfall housing site capable of delivering one detached dwelling within the five-year housing supply. This reinforces the conclusion that the proposal represents an appropriate small-scale housing opportunity capable of making an early contribution towards meeting the Borough's housing needs.
- 3.8.5 It is also noteworthy that, for the purposes of the SHLAA, the wider site was classified as Greenfield Non-Urban (GNU).

Whilst this is a monitoring classification rather than a planning policy designation, it demonstrates that the Council has previously regarded the site as occupying a non-urban context. This is consistent with the assessment set out in Section 3.6, which concludes that there is a reasonable basis for considering that the site does not fall within a conventional built-up area for the purposes of the residential garden exclusion contained within the definition of previously developed land.

3.8.6 The SHLAA assessment also recorded the wider site as previously developed land. Although this assessment related to the redevelopment of the former stable buildings and is not determinative of the current application, it nevertheless demonstrates that the Council has previously recognised the presence of permanent development on the wider site when considering its suitability for residential development.

3.8.7 Collectively, these matters provide additional support for the proposal. They demonstrate that the principle of residential development associated with the wider site has previously been accepted by the Local Planning Authority, that the site has been identified as capable of delivering additional housing, and that no strategic constraints have previously been identified which would prevent its development. These considerations should be afforded positive weight in the determination of this application.

3.9 OVERALL PLANNING BALANCE

3.9.1 The preceding assessment demonstrates that the proposed development has been carefully considered against the

relevant provisions of the National Planning Policy Framework (NPPF), the Development Plan and all other material planning considerations. Whilst the application site lies within the Green Belt, the proposal comprises a single detached dwelling of modest scale within the residential curtilage of an existing dwelling, representing a logical and proportionate form of development closely related to the established pattern of residential development along Starling Road.

3.9.2 The proposal is considered to constitute limited infilling for the purposes of paragraph 154 of the NPPF and would have only a limited effect on the openness and purposes of the Green Belt. The development would remain physically contained within an established residential frontage and would not result in isolated encroachment into the wider countryside or fundamentally undermine the spatial function of the Green Belt.

3.9.3 The assessment has also demonstrated that there is a reasonable basis for concluding that the application site is capable of being regarded as previously developed land and that it exhibits the characteristics of Grey Belt. Nevertheless, neither conclusion is determinative of the proposal's acceptability. Should the Local Planning Authority reach an alternative view on either matter, the application must still be assessed on its overall planning merits, having regard to the Development Plan, the NPPF and all other material considerations.

3.9.4 Those material considerations weigh positively in favour of the proposal. They include the Council's acknowledged shortfall in deliverable housing land, the proposal's

immediate contribution towards housing delivery through a sustainable windfall site, the previous acceptance of residential development on the wider site, and the Council's own assessment of the wider site as suitable, available, achievable and deliverable for residential development through its Strategic Housing Land Availability Assessment. Collectively, these matters provide additional support for the principle of development.

- 3.9.5 The proposal would make efficient use of an existing residential curtilage without introducing an incompatible land use or causing unacceptable impacts upon neighbouring amenity, highway safety, landscape character or the wider purposes of the Green Belt. It represents sustainable development in accordance with the overarching objectives of the NPPF and responds positively to the Government's objective of significantly boosting the supply of homes.

4.0 CONCLUSION

- 4.1.1 This statement demonstrates that the application site at Starling Rd is suitable in principle for residential development.
- 4.1.2 All detailed matters can be satisfactorily addressed through a subsequent Technical Details Consent application.
- 4.1.3 The proposal represents a appropriate example of sustainable, small-scale development that makes effective use of land within an established residential context. It aligns with national policy objectives to boost housing supply, support efficient land use, and direct development to accessible locations.

- 4.1.4 The development constitutes limited infill within a defined group of dwellings, can be regarded as previously developed land, and falls within the scope of Grey Belt policy where development is supported in principle. It would not harm the openness or purposes of the Green Belt and would deliver a modest but meaningful contribution toward the Borough's significant housing shortfall.

- 4.1.5 For the reasons set out above, the proposal demonstrates that the site is suitable for residential development in terms of its location, land use and amount of development. It represents limited infilling within an established ribbon of development, would have only a limited effect on the openness and purposes of the Green Belt, contributes towards the council's identified housing need and makes efficient use of an existing residential curtilage. Accordingly, there is a strong basis for Permission in Principle to be Granted.

Jack Smedley

Peter Dickinson Architects

28th July 2026

Appendix A

Extract from Bury Metropolitan Borough Council Strategic Housing Land Availability Assessment (SHLAA) 2023

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023																																																									
Site Details Site Ref.: HL/3133/00 Category: 2 - Planning Permission Location: Gorsehill, 94 Starling Road, Bury, BL8 2HH					Application Details Application No.: 66293 Description: Demolition of stables and construction of a single detached dwelling Planning Status: Full planning permission Permission Date: 29/07/2021 Expiry Date: 29/07/2024 Applicant: Mr McMinn Address: Top O the Carrs Farm Bury M26 4LH																																																				
District: RADCLIFFE Existing Use: Stables Surrounding Use: Open Land					Grid Reference Easting: 377464 Northing: 410053																																																				
Land Use Class: GNU Previously developed?: Yes Area (Hectares): 0.131 Density: 8 Capacity: 1 Windfall site?: Y-S		Plot Details Completed: 0 Under Construction: 0 Available: 1		Site Visit Completed: 0 Under Construction: 0 Available: 1		Units New Build Units: 1 Converted Units: 0		Affordable Housing Units: Policy: 0 Other: 0																																																	
House Type Details Flats: 0 Terraced: 0 Semi-Detached: 0 Detached: 1 Other House Types: 0		Bedroom Details 1 Bed Units: 0 2 Bed Units: 0 3 Bed Units: 1 4 Bed Units: 0 Other Units: 0		Tenure Details Private Units: 1 Discounted Market Housing: 0 Shared Ownership/Equity: 0 Social Rented: 0 Other Tenure: 0		Number 0 0 1 0 0		Number 0 0 1 0 0																																																	
Sustainability <table border="1"> <tr> <td>Primary School (600m)?</td> <td>Y</td> <td>Health Centre (1000m)?</td> <td>Y</td> <td>Employment Centre (5000m)?</td> <td>Y</td> </tr> <tr> <td>Secondary School (1500m)?</td> <td>Y</td> <td>Sports / Leisure Centre (2000m)?</td> <td>N</td> <td>Metrolink Station (800m)?</td> <td>N</td> </tr> <tr> <td>Local Shopping Centre (800m)?</td> <td>Y</td> <td>Superstore or District / Town Centre (2000m)?</td> <td>N</td> <td>Bus Stop (600m)?</td> <td>Y</td> </tr> </table>										Primary School (600m)?	Y	Health Centre (1000m)?	Y	Employment Centre (5000m)?	Y	Secondary School (1500m)?	Y	Sports / Leisure Centre (2000m)?	N	Metrolink Station (800m)?	N	Local Shopping Centre (800m)?	Y	Superstore or District / Town Centre (2000m)?	N	Bus Stop (600m)?	Y																														
Primary School (600m)?	Y	Health Centre (1000m)?	Y	Employment Centre (5000m)?	Y																																																				
Secondary School (1500m)?	Y	Sports / Leisure Centre (2000m)?	N	Metrolink Station (800m)?	N																																																				
Local Shopping Centre (800m)?	Y	Superstore or District / Town Centre (2000m)?	N	Bus Stop (600m)?	Y																																																				
Constraints <table border="1"> <tr> <td>Contamination:</td> <td>N</td> <td>Bad Neighbour:</td> <td>N</td> <td>Pylons:</td> <td>N</td> </tr> <tr> <td>Hazardous:</td> <td>N</td> <td>Poor Access:</td> <td>N</td> <td>Levels:</td> <td>U</td> </tr> <tr> <td>Nature Conservation:</td> <td>N</td> <td>Negative Ecology:</td> <td>N</td> <td>Green Belt/OPOL/RV:</td> <td>Y</td> </tr> <tr> <td>Built Heritage:</td> <td>N</td> <td>Negative Air Quality:</td> <td>N</td> <td>Planning Constraints:</td> <td>N</td> </tr> <tr> <td>Flood Risk:</td> <td>N</td> <td>Zone:</td> <td>0</td> <td>Competing Uses:</td> <td>N</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Multiple Ownership:</td> <td>N</td> </tr> </table>					Contamination:	N	Bad Neighbour:	N	Pylons:	N	Hazardous:	N	Poor Access:	N	Levels:	U	Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y	Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N	Flood Risk:	N	Zone:	0	Competing Uses:	N					Multiple Ownership:	N	<table border="1"> <thead> <tr> <th>Year</th> <th>Expected Units Completed</th> </tr> </thead> <tbody> <tr> <td>2023/24</td> <td>0</td> </tr> <tr> <td>2024/25</td> <td>1</td> </tr> <tr> <td>2025/26</td> <td>0</td> </tr> <tr> <td>2026/27</td> <td>0</td> </tr> <tr> <td>2027/28</td> <td>0</td> </tr> </tbody> </table>					Year	Expected Units Completed	2023/24	0	2024/25	1	2025/26	0	2026/27	0	2027/28	0
Contamination:	N	Bad Neighbour:	N	Pylons:	N																																																				
Hazardous:	N	Poor Access:	N	Levels:	U																																																				
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y																																																				
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N																																																				
Flood Risk:	N	Zone:	0	Competing Uses:	N																																																				
				Multiple Ownership:	N																																																				
Year	Expected Units Completed																																																								
2023/24	0																																																								
2024/25	1																																																								
2025/26	0																																																								
2026/27	0																																																								
2027/28	0																																																								
Constraint Solutions 																																																									
Deliverability Details (5-Year Supply) Suitable: Yes Available: YES Achievable: YES Deliverable YES Timeframe for Development: 0 - 5 Years					Deliverability Comments: The site has planning permission and is likely to be delivered in the next five years.																																																				
Comments: 																																																									