



SU4-let-03

20th September 2022

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury,
BL9 0EJ

Dear Sir,

Planning Statement :
Tower View, Lumb Carr Road, Holcombe, BL8 4NN
Erection of garden out-building / home office following removal of summer house :

Proposals for the above involve development in the Green Belt, so this planning statement is a requirement.

Extensions to structures in the Green Belt must be considered as set out within the National Planning Policy Framework (NPPF) where the impact of the openness must be considered.

It is accepted that extensions and alterations can be appropriate provided that they do not result in disproportionate additions, over and above the size of the original building.

Additionally Bury Council's Supplementary Guidance Document 6 considers that in general, **but subject to individual merits**, any addition up to 33% may be acceptable.

Although our proposal is to replace the existing summer house which has a calculated volume of 20.8 cubic metres, with a new structure of 45.2 cubic metres, its relocation on the site to a more discrete position outweighs any increase in percentage.

Also, when taking the volumes of the whole structures around the property into account, the increased volume due to this one part is inconsequential



The original summer house

Originally located at the bottom of the garden, jutting out into the lawn, easily visible from the main house, and also from the public footpath which crosses from Lumb Carr Road to Holcombe Old Road.

It is this visual intrusiveness that the applicant wishes to remove.

To the side and set back from the current summer house is an area of unkempt vegetation, tucked away out of sight, in a discrete position.

This is where the applicant proposes to locate the new out-building, shrouded in landscaping.

Visually it would not be seen from the main house, and would be concealed from both Lumb Carr Road and the public footpath by landscaping.



Clearing intended for the new out-building

Our original submission was intended to echo the relatively recent extension of Tower View, using bi-fold doors, glass balustrades and a flat roof, all with a modern colour palette of anthracite grey.



Recent infill between the wings of Tower View

Not being supported by our case planner, we opted to soften the image by adding a more traditional pitched roof, and by removing a modern privacy screen.

In view of the number of glass balustrades and bi-fold doors in use around the property, and in the general locality we still propose to incorporate these into the design.



Glass balustrade on the main house

Rather than construct a pastiche of a quaint summer house, we propose to add modern touches in keeping with the main house.

Consulting with the NPPF revised 20th July 2021, paragraph 145 states that local planning authorities should plan positively to improve a site's beneficial use, such as looking for opportunities to enhance landscapes and visual amenity.

Re-siting of the proposed out-building enhances the landscape and improves the visual amenity enjoyed when looking from the main dwelling by widening views across the vista, as well as reducing its impact when viewed from the public footpath.

This has benefits for the occupants of the house, as well as walkers using the footpath.

Please find our revised drawings attached, which reflect the above.

Yours faithfully,

Gary Dearden