
Forrest Cottage, Wood Road Lane, Bury, BL9 5PZ

Supporting Planning Statement

September 2023

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1. Introduction

- 1.1. This Supporting Planning Statement ('SPS') has been prepared by Knightsbridge Planning Ltd on behalf of Ms Davenport ("The Applicant") in support of a planning application for the demolition of a previous single storey kitchen extension, and the erection of a glazed link and two-storey side extension, along with interior alterations to form an additional bedroom, utility facilities, and large open plan living space at Forrest Cottage, Wood Road Lane, Bury Smithy Lane ("the site"). The site sits within the jurisdiction of Bury Council ("BC").

Supporting documents

- 1.2. The application is accompanied by a comprehensive suite of supporting documentation, including technical reports and illustrative material. The following documents are submitted in support of this planning application:
- Application form, relevant land ownership certificate (duly signed) and relevant application planning fee;
 - Site Location Plan, prepared by Studio SDA Architecture;
 - Full set of existing and proposed drawings, prepared by Studio SDA Architecture;
 - Supporting Planning Statement, prepared by Knightsbridge Planning Ltd;
 - Design and Access Statement, prepared by Studio SDA Architecture; and
 - Bat Nocturnal Surveys, prepared by Ascerta

Structure of the SPS

- 1.3. This SPS provides details of the proposed development and considers the proposal against the relevant planning policy frameworks at both national and local levels
- 1.4. The remainder of the SPS is structured as follows:
- **Section 2, Site Context** – explains the site composition and its context.
 - **Section 3, Planning History** – provides an overview of the planning history for the site
 - **Section 4, Planning Policy Framework** – provides the planning policy context for the

proposals, including statutory and non-statutory policies at a national and local level.

- **Section 5, Planning Assessment** – provides an assessment of the proposals and the compliance with policy through consideration of the key issues and other material considerations.
- **Section 6, Technical considerations** – provides a summary of the relevant technical reports undertaken at the site
- **Section 7, Summary and Conclusions** – summarises the content of this SPS and confirms the acceptability and merits of the proposal.

2. Site context

The Site

- 2.1. The site is a large plot of land approximately 0.25 ha in area and is home to an existing sandstone-built cottage, with a garage and a timber outbuilding. Vehicular and pedestrian access is taken from Wood Road Lane which is situated to the east and the property. The river Irwell runs directly adjacent to the site to the west and south with dense foliage between.
- 2.2. The existing building is that of three worker cottages which over time has become one family dwelling, which from our research happened at some point after 1939 and before 1949. Directly south of the property is a stretch of open land that is managed but is predominantly overgrown. The immediate area is surrounded by mature trees, which create a private setting. When looking into the site from Wood Road Lane, the cottage is well screened behind hedgerow and foliage. In planning terms, the site is designated as being within the Green Belt.
- 2.3. Below is image of the site and its immediate surroundings:



3. Planning History

- 3.1. There is no planning history associated with this site prior to this planning application.

4. Planning policy framework

- 4.1. This section sets out the relevant policies of the statutory development plan, including specific policy tests and other material considerations against which the proposal will be determined.
- 4.2. This section will set out which policies are relevant to the application at both a national and local level and the section 5 of the SPS will state what part of the policies are relevant and where the development complies.

Statutory Development Plan

- 4.3. The Planning and Compulsory Purchase Act 2004 (“The Act”) establishes the legislative framework for town planning in England and Wales. Section 38 (6) of the Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.4. The statutory development plan for BC comprises the following adopted documents:
- The Bury Unitary Development Plan (“BUDP”) adopted 29th August 1997
- 4.5. Development Plan policies of specific relevance to the determination of the planning application are set out below:
- Policy EN6/3 – Features of Ecological Value
 - Policy EN9/1 Special Landscape Areas
 - Policy OL5/2 Development in River Valleys
 - Policy OL1/2 New Buildings in the Green Belt
 - Policy H2/3 Extensions and Alterations

Material considerations

- 4.6. In addition to the statutory development plan set out above, the following documents are material considerations that should be taken into consideration by the Council in determining the planning application:

Supplementary Planning Guidance

4.7. The following documents are Supplementary Planning Documents relevant to the scheme and will be considered in this SPS in Section 5:

- SPD8 Development Control Policy Guidance Note 8: New Buildings in the Green Belt
- SPD6 Supplementary Planning Document 6: Alterations & Extensions
- SPD11 Parking Standards in Bury

National Planning Policy Framework 2023

4.8. A revised version of the National Planning Policy Framework 2023 (“NPPF”) was published in September 2023. The document sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions. The following sections are relevant to the determination of this application:

- Section 4 – Decision Making
- Section 12 – Achieving Well Designed Places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and Enhancing the Natural Environment

5. Planning assessment

- 5.1. In this section of the SPS, we will discuss the merits of the proposed development against the adopted development plan and any other material considerations relevant to the assessment of the scheme.

Principle of development

- 5.2. In considering the proposed development, Section 38 (6) of the Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3. As set out above, the site is designated as being within the Green Belt. BUDP Policy OL1/2 states (in summary) that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration, or replacement of existing dwellings, provided it does not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages as set out under BUDP Policy OL1/3.
- 5.4. The above requirements are further supported by Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt ("Green Belt SPD"), which states that residential extensions should be proportionate to the size of the original dwelling. The Green Belt SPD states at paragraph 4.24 that additions of up to a third (33%) may be acceptable.
- 5.5. As set out above in Section 2, the application proposes a modest two storey side extension, with a glazed link. The development will provide utility space at the ground floor and an additional bedroom and ensuite above. Planning Practice Guidance for Green Belt (2019) states that openness has both a spatial aspect and visual aspect. The spatial aspect considers the volume of the proposed development. The following table sets out the volume calculations for the existing and proposed:

Volume of existing dwelling (m ³)	Total volume of the proposed extension (m ³)	Total volume of dwelling with extension (m ³)	% difference between the existing dwelling and the dwelling with the extension (volume)
510.5m ³	169.67 m ³	680.17 m ³	33%

- 5.6. When calculating existing volume, the term ‘original dwelling’ refers to the volume a dwelling was when the original planning permission for its construction was given, or for older homes the volume the dwelling was on July 1st, 1948 (when the Town & Country Planning Act was introduced).
- 5.7. In calculating the volume of the ‘original dwelling’ Section 2.4 of the Design and Access Statement sets out an historical appraisal of the site. The historic maps show that the building has fluctuated in size considerably from 1850 to present day, with the boundaries also changing over time. As part of the volume calculations, the additions that we are aware of post 1948, such as the kitchen extension and outbuildings have been excluded from the existing volume calculations, and it should also be noted that the kitchen extension previously undertaken will be demolished as part of this application.
- 5.8. Based on our calculations of the ‘original dwelling’ and the size of the proposed extension, the volume increase is calculated to be 169.67m³, which represents a 33% increase over the ‘original dwelling’ volume and therefore meets the allowances set out in the Green Belt SPD.
- 5.9. Considering the spatial aspects of the Green Belt, the development is modest in scale and is also positioned to the most discreet elevation of the property (west elevation). There are Public Right of Way routes to the west (170BUR), and to the east (165BUR and 171BUR). However, because of the visual containment of the site on the western boundary, there are no views in or out of the site on both sides, and therefore, it is not considered that Green Belt openness in terms of views will not be adversely affected. Therefore, it is considered that the development is not a disproportionate addition, and this complies with BUDP Policy OL1/2 and the Green Belt SPD.

- 5.10. In terms of national planning policy, the NPPF 2023 at paragraph 149 sets out a list of development types that are not considered to be inappropriate in the Green Belt provided they preserve openness and do not conflict with the purposes of including land within it. The exception relevant to this application is as follows:
- NPPF paragraph 149(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
- 5.11. As set out above, the development meets the volume tests set out in the Green Belt SPD and given the developments positioning on the property and the visual containment on the western boundary, it is not considered that the development is harmful to Green Belt openness, and this meets the criteria in NPPF Paragraph 149(c).
- 5.12. NPPF paragraph 138 sets out the five purposes of the Green Belt. Assessing the development against the purposes, it is considered that the proposal does not result in unrestricted sprawl of large built-up areas, it does not result in neighbouring towns merging into one another, the proposal does not result in encroachment into the countryside and does not have any impact on the setting and special character of historic towns. Therefore, it is concluded that the development will have no adverse impacts of the key purposes of the Green Belt.
- 5.13. Overall, the development meets the criteria set out in BUDP Policy OL1/2 as set out above. In addition, the extensions proposed would not result in disproportionate additions over and above the size of the original building, which meets the criteria set out in NPPF paragraph 149(c). Based on the above, the development is acceptable in principle, and in Green Belt terms.

Design

- 5.14. BUDP Policy H2/3 relates directly to extensions and alterations in the home. The Policy states that applications for house extensions and alterations will be considered against the following factors:
- the size, shape, design, and external appearance of the proposal.
 - the character of the property in question and the surrounding area.
 - the amenity of adjacent properties.
 - visibility for pedestrians, cyclists, and drivers of motor vehicles.

- 5.15. Supplementary Planning Document 6: Alterations & Extensions (“The Alterations and Extensions SPD”) sets out what criteria will need to be met when considering a proposal for a two-storey side extension. In summary, the SPD states that to avoid the appearance of terracing, the front elevation at first floor level should be set back by at least 1.5m from the original house; flat roofed extensions will not be permitted unless they reflect the style of the existing property; Where properties are staggered, extensions will not normally be permitted where they would encroach beyond a prescribed line that is determined by a 45° angle from the mid-point of an adjacent property’s rear principal window to a habitable room. There are additional criteria to that described above, but it is not relevant to this proposal.
- 5.16. NPPF 2023 at Section 12 paragraph 130 states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. It should also be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and should also be sympathetic to local character and history, including the surrounding built environment and landscape.
- 5.17. The application includes a very detailed Design and Access Statement, which sets out the final design approach. The final design not only considers the client’s needs, but also the planning constraints of the site.
- 5.18. In terms of scale, the development is designed so that there is a sensitive transition between the older, and more traditional cottage to a more contemporary extension. To achieve this, a glazed link has been used for this transition, which is attached to the western elevation. The glazed link (internally) will be used for the newly constructed stairs and the floating landing bridge and will create a visual link between the front of the property and the views to the rear.
- 5.19. The structural glazing will be stepped back from the main building line, with a new gable end fronted, two storey extension, which will also be set back 300mm from the existing building line. In addition, the proposed roof line of the extension will also be set lower than the existing cottage by 300mm. This approach allows the newly designed extension to clearly read as a new contemporary addition, whilst allowing the existing cottage to remain the prominent building on site.

- 5.20. In relation to the appearance of the development, the intention is to match the material tones of the existing cottage. This will be achieved through the use of semi dry ashlar stone as the main material for the extension. The window frames will be a mixture of black painted timber, dark aluminum, and frameless, which is in character with the existing cottage. The proposed roof will be a natural slate to match the existing. Overall, the material selection along with visual break created by the glazed link will clearly delineate the extension as being a new addition.
- 5.21. The proposed layout of the extended space at the ground floor will provide an entrance hall within the glazed link, and a cloak room, WC, and a utility and plant room. In addition, the ground floor of the existing cottage will also be reconfigured to provide a more open plan living style, with the introduction of a bedroom, dressing and ensuite area. The first floor of the new extension shall host a newly constructed bedroom and ensuite linking through to the existing landing. The existing first floor space will be reconfigured to introduce a landing and some roof lights above the existing bedrooms
- 5.22. The overall design, appearance and layout will allow the cottage to remain as the prominent feature within the site, and this complies with the principles of BUDP Policy H2/3. The development would not result in any terracing impacts because of the obvious configuration of the site, and both the extension and glazed link are set back from the main building in any case to enhance the design of the scheme. The nearest neighbour is more than 80m away to the west, and as a result there would be no requirement to undertake the 45-degree test in this instance. Overall, it is considered that the development meets the requirements set out for two storey side extensions in the Alterations and Extensions SPD.
- 5.23. In conclusion, the development will not have an unacceptable impact on the existing building in design terms. The development is subservient and will clearly appear as a contemporary intervention to the site. The development will not dominate the existing cottage and is contained to the most discreet location within the site. The height, scale and massing of the extension is subservient to the existing structure, and on that basis considered that the development complies with BUDP Policy H2/3, the Alterations and Extensions SPD and Section 12 of the NPPF 2023.

Residential Amenity

- 5.24. BUDP Policy H2/3 states that applications for house extensions and alterations will be considered with regard to the following factors: a) the size, height, shape, design and external appearance of the proposal; b) the character of the property in question and the surrounding area; c) the amenity of adjacent properties; and d) visibility for pedestrians, cyclists and drivers of motor vehicles.
- 5.25. The Alterations and Extensions SPD states that to maintain privacy and amenity the following criteria should be met in relation to extensions:
- Maintain a minimum distance of 13m between a principal window to a ground floor habitable room (e.g., living rooms and bedrooms) in one property and a two-storey blank wall of a neighbouring property;
 - Maintain a minimum distance of 6.5m between a principal window to a habitable room in one property and a single storey blank wall of a neighbouring property;
 - Maintain adequate privacy standards by minimising overlooking into adjacent neighbouring properties from new windows, balconies and areas of raised decking. As such there should be a minimum distance of 7m between first floor habitable room windows of any extension and a directly facing boundary with a neighbouring property; and
 - Extensions sited adjacent or close to a boundary should have a blank side facing the neighbour, obscure glazing, high level, or be screened by a fence or wall that extends above eye level (1.7 metres above floor level) when viewed from within the extension.
- 5.26. The property sits on an extensively sized plot of land. The nearest property is over 80m to the west and this is screened very heavily by tree growth. Separation distances are clearly not an issue for this site, and there would be no unacceptable impacts to residential amenity or loss of space between the original building and neighbours and this accords with BUDP Policy H2/3, the Alterations and Extensions SPD, and the NPPF 2023 at section 12, paragraph 130.

Conclusion

- 5.27. In conclusion, this section demonstrates that the development is acceptable in terms of the principal of development, design, and residential amenity. Therefore, the development complies with BUDP Policies OL1/2 and H2/3, the Alterations and Extensions SPD, the Green Belt SPD, and NPPF sections 12 and 13.

6. Technical considerations

- 6.1. This section of the SPS will consider and summarise the outcome of the technical reports undertaken and submitted as part of this planning application.

Highways/ Parking

- 6.2. In terms of parking, the development would increase the number of bedrooms from 3 to 4. The Alterations and Extensions SPD states that parking standards should meet those that are set out in SPD 11 Parking Standards ("Parking Standards SPD").
- 6.3. The Parking Standards SPD sets out that 3 spaces would be required for a 4-bed property. The curtilage and size of the property means that the parking requirements can be easily met in this instance. Therefore, the development meets the requirements of the Parking Standards SPD.

Ecology

- 6.4. BUDP Policy EN6/4 states that the effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.
- 6.5. To consider any potential impacts to ecology, the client commissioned bat surveys to be undertaken on the site, which have been undertaken by Ascerta. Ascerta have carried out both a Preliminary Ecological Appraisal and Daytime Time Building Inspection. Nocturnal Bat Surveys have also been carried out on Forrest Cottage, the garage and storage barn.
- 6.6. The garage was assessed as having moderate bat roost potential, and the storage building was assessed as having low potential. A dusk emergence survey was carried out on Forrest Cottage on 19th June 2023, and a dawn re-entry survey was carried out on building on the 11th of July 2023. Low-moderate levels of bat activity was recorded during the nocturnal bat surveys. No bats were recorded emerging or re-entering the cottage, and most of the activity was concentrated within the garden area, south of the cottage. It was confirmed through the surveys that bats are not using the cottage as a roost at the time of the surveys. The survey

recommends the following:

- If works have not begun by July 2024, a further daytime assessment and or nocturnal surveys at Forrest Cottage may be required to assess how bats are using the site;
- Development should consider sensitive lighting be used to meet Bat Conservation Trust lighting guidance so not to cause a detrimental effect to light sensitive species; and
- Habitat enhancement with the installation of a mixture of bird nest features and bat box attached to new buildings with the number of boxes to be determined upon finalised formal plans.

6.7. The client is happy implement the recommendations given by Ascerta, and this complies with BUDP Policy EN6/4

7. Summary and conclusions

- 7.1. This SPS has been prepared by Knightsbridge Planning Ltd, on behalf of Ms Davenport in support of an application for planning permission for the demolition of a previous single storey kitchen extension, and the erection of a glazed link and two-storey side extension.
- 7.2. In Green Belt terms, as set out, the development meets the volume requirements set out in the Green Belt SPD and does not adversely impact the openness of the Green Belt from a visual standpoint, and this complies with BUDP OL1/2. In addition, given that the proposed development does not result in disproportionate additions over and above the size of the original building, this meets the criteria in NPPF paragraph 149(c).
- 7.3. In design terms, the development respects the character of the existing building, and the proposed extension expresses a high-quality architectural style, through good quality materials, proportions, and visual order. The development integrates into the immediate street scene seamlessly and will not have an unacceptable impact to the existing cottage in design terms and will not dominant the site. There are no unacceptable residential amenity or highway / parking issues with this development for the reasons set out in this SPS.
- 7.4. Finally, there are no technical issues that would constitute a reason for refusing planning permission or listed building consent and the proposals are entirely acceptable in terms of, Residential Amenity; Design; Arboriculture; and Ecology.
- 7.5. In summary, the scheme is a high-quality development, that meets the national and local planning policy tests, and we therefore respectfully request that planning permission is granted.

