

DESIGN ACCESS & HERITAGE STATEMENT (Green Belt)

62 Harwood Road, Bury, BL8 3PU.

62 Harwood Road is a large mid terraced dwelling located within the Green Belt where Government policy in the Framework identifies development that would not be inappropriate. The extension or alteration of a building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building.

The property is located on Harwood Road. The property was once two separate dwellings but was converted into one property in 2012. The surrounding area is open in nature characterised by the two end terraced properties which are on medium sized plots and then by a mixed set of properties varying in size and design.

Planning History

Application Number: 55699 (2012) approved.

New front porch: front extension to facilitate the use of 2no cottages into one dwelling with Juliet balcony to rear.

The Proposal

The applicant would like a rear orangery, this is proposed to be positioned to the rear northeast elevation of the building.

Design

The proposed orangery will be a modest size in comparison to the original property. It will extend to the rear by 2.85m and is 5.5m in width, the eaves and ridge height are also modest.

The proposed orangery will have stonework to match the existing property and the window frames are to be upvc with aluminium doors. The roof will be flat with a glazed lantern.

The original dwelling, which comprises the original building (the two combined properties) in the terms of the Framework, has been enlarged by previous extensions. The original build of the two properties was 98.74m², with the existing extensions being 28.2m² (workings out attached). Together with the proposed addition 15.67m² these would result in a cumulative increase in the floor area of 44%. The Framework places no specific threshold on any increase in size. In these circumstances considering whether there would be disproportionate enlargement must be a matter of judgement.

Due to the position and size of the proposed orangery we feel the development would not result in an unduly sprawling appearance.

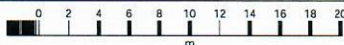
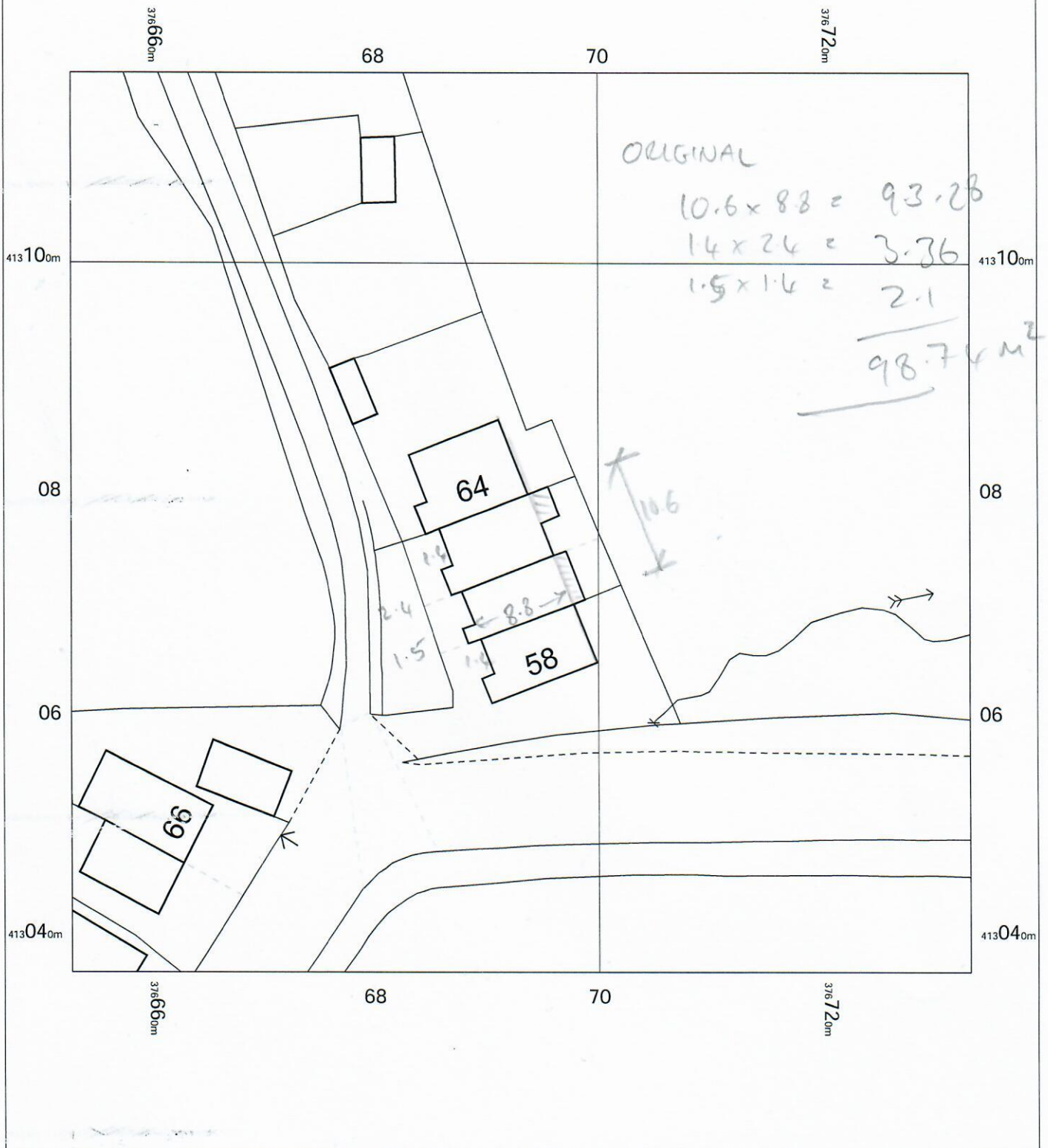
In these circumstances and taking account of the previous enlargement, we consider that the proposed orangery would not result in disproportionate additions to the original dwelling. We therefore consider that the proposal would not comprise inappropriate development in the Green Belt

ACCESS

During installation the access and materials will be from the front of the property. The proposed orangery will be set at the same level of the property.

ORIGINAL SITE PLAN

Scale 1:500 @ A4



OS MasterMap 1250/2500/10000 scale
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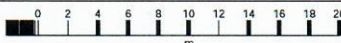
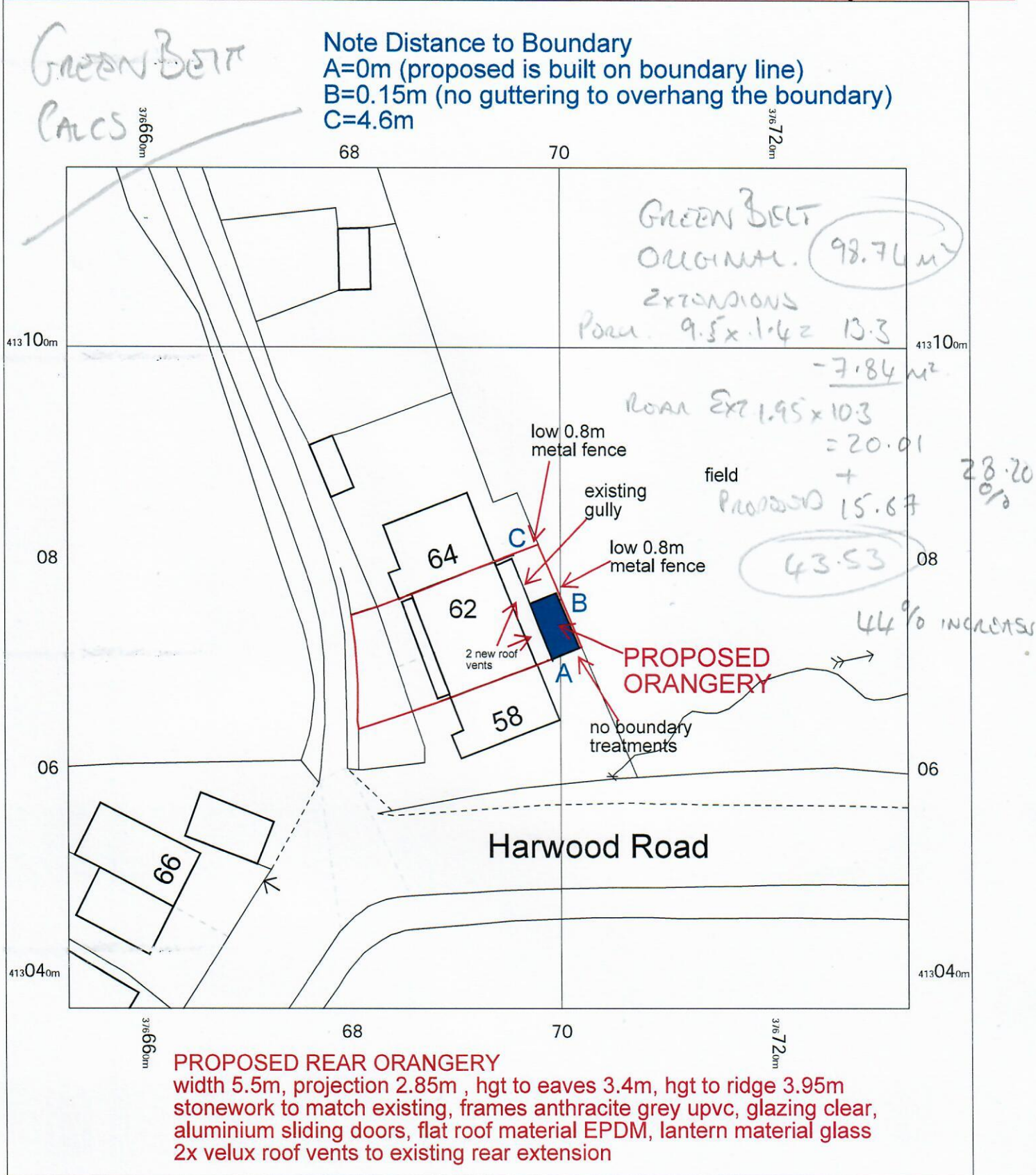
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BLOCK PLAN SCALE 1:500@A4 62 Harwood Road, Bury, BL8 3PU



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