



Planning Statement

4 Croich Green

P0044

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January 2024

Rev P00





Planning Statement

4 Croich Green - Alterations to Principle Elevation Rear 2 Storey Extension Single Storey Extension

This statement is made in support of a planning application submission to Bury Council for the alterations of an existing detached dwelling on land within existing residential curtilage of 4 Croich Green, Hawkshaw, Bury, BL8 4PH.

1 Site Location

1.1 The proposed site lies off Bolton Road (A676); it is located to the north west of Bury and west of the M66. The site rear elevation position faces Top O' Th' Brow but is sheltered from any views within the local landscape by mature trees. It is located within a cluster of residential buildings on the settlement of Hawkshaw.

2 Planning History

2.1 52417 - Balcony at rear was approved in May 2010 but was never built

2.2 PP-01524700 - Extension to front porch; single storey extension at side was approved in July 2011 which was consequentially built.

2.3 55309 - Non Material Amendment following granting of planning permission 54103 for rendering remaining area of existing building to change the colour from buff to white was approved in June 2012 and the property is now fully rendered.

3 The Proposal

3.1 The proposal is to extend over the existing garage, part over the existing kitchen and over the existing porch to the front to improve the property appearance from the private access road as well as provide long term bedroom accommodation with en-suites to support a large family for life. A 2 storey extension to the rear is desired to provide enhanced master bedroom accommodation with dressing rooms and a single side extension is desired to provide a boot room to separate dirty and clean areas of the house.

The proposal will use a natural palette of materials to blend in with the surrounding streetscene. Rachel Ann Lucy Architect has produced a set of detailed plans for the application; it is not the intention of this supporting statement to analyse these plans in detail, they are very clear and set out exactly what is proposed and where on the site it will be positioned. For the avoidance of doubt the submitted plans are numbered as follows:

CRG-RALA-XX-XX-DR-A-(PL)-0000_P04 - Site Location Plan and Site Plan
CRG-RALA-XX-XX-DR-A-(PL)-0001_P01 - Existing Plans
CRG-RALA-XX-XX-DR-A-(PL)-0002_P02 - Existing Elevations
CRG-RALA-XX-XX-DR-A-(PL)-0003_P04 - Proposed Plans
CRG-RALA-XX-XX-DR-A-(PL)-0004_P03 - Proposed Elevations
CRG-RALA-XX-XX-DR-A-(PL)-0005_P01 - Proposed Visualisation

4 The National Planning Policy Framework

4.1 The National planning Policy Framework applies to all developments. The Framework establishes a presumption in favour of sustainable development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

A set of core planning principles underpin decision making. Those most relevant to this development include:

- Achieving sustainable development (Chapter 2)
- Delivering a sufficient supply of homes (Chapter 5)
- Promoting healthy and safe communities (Chapter 8)
- Promoting sustainable transport (Chapter 9)
- Making effective use of land (Chapter 11)
- Achieving well-designed places (Chapter 12)
- Protecting the Green Belt (Chapter 13)
- Conserving and enhancing the natural environment (Chapter 15)

5 The Development Plan

5.1 In preparing this supporting statement, reference has been made to the relevant policies in the Development Plan. It is noted on the Bury Council Planning web site that the current development plan is the Adopted UDP; however, it is clear that the planning authority is currently in the midst of preparing the Bury Local Plan which, together with the Greater Manchester Spatial Framework (GMSF), will form a key part of Bury's overall development strategy for the next 20 years. The local plan will contain a range of locally specific planning policies and identify local sites where development should be built as well as areas where development should be restricted or controlled.

5.2 Bury Council Adopted Unitary Development Plan (UDP):

- H5 Housing Improvement
- EN1/1 Visual Amenity
- Policy OL1 Maintain a Green Belt which will fulfil the 5 purposes of the green belt as set down in the policy
- Bury Local Plan (not yet adopted)
- Topic Paper 8 Open land

6 Background

6.1 The site lies within Adopted Green Belt as defined in the UDP. In reviewing the current status of the Bury Local Plan, it would appear that the strategy set out in Topic paper 8 relates to making use of underutilised land and that the designations including the applicants site location are in need of review.

6.2 This supporting statement addresses the issues raised in relation to the site being within statutory green belt particularly insofar as it concerns whether or not the proposal affects the essential characteristic of the green belt, its openness and equally, whether the proposal would prejudice the 5 purposes of the green belt.

7 Development Strategy/Sustainable Development/Development in the Green Belt

A National Planning Policy Framework

7.1 The revised NPPF re-affirms its commitment to safeguarding the essential character and quality of the natural landscape particularly where it falls within the Green Belt.

7.2 The submitted plan/s prepared by Rachel Ann Lucy Architect, set the context of the proposal both in terms of impact upon the landscape character and, more importantly, impact upon the openness of the Green Belt. The positioning of the proposed extensions and alterations are located either on the existing footprint or immediately adjoining the existing house and is shielded from the open views in the landscape by the existing mature trees. The green belt designation is not a landscape character safeguarding one; the 5 purposes of the green belt are clearly established and the primary issue in all green belt considerations is whether or not the development affects the purposes of the green belt; if it is clear that it does not, as is the case with the current proposal which is sited on existing hardstanding areas and disguised by existing landscape features.

7.3 It is respectfully submitted that the proposal is entirely appropriate to the site, the surrounding area and the Green Belt; the planning authority can impose relevant planning conditions in any event to safeguard the Green Belt

Bury Unitary Development Plan

7.4 Proposed extensions on the application site would not extend the limits of development in this part of the Development Plan area. The site sits comfortably within a well-established curtilage that extends for some distance and clearly forms part of the application site curtilage as demonstrated on the site location plan prepared by Rachel Ann Lucy Architect. The proposal is entirely consistent with similar extensions that have been undertaken by neighbouring & surrounding residential properties.

7.5 Given the nature of the immediate area that surrounds the proposed application site, it is considered that the proposals, appropriately located, will have no adverse effect upon the overall landscape character of the area. The site itself is not immediately visible by the neighbouring detached properties until accessing the private gated road - Croich Green. Whilst it is clearly evident that the site has, to a limited degree, an open frontage, appropriate mitigation measures in the form of existing mature trees will be retained and this will ensure that the extensions will sit comfortably within the landscape without being prominent or intrusive.

7.6 Utility services are available to the current building. It is proposed to use a rainwater harvesting system to collect surface run off rainwater as a more sustainable approach.

7.7 It is respectfully submitted that current UDP supports the proposal

C Bury Local Plan-Topic Paper 8-Open land

7.8 The application site is situated within the dispersed settlement of Hawkshaw. The Topic paper acknowledges that the green belt will be retained and clearly, therefore, the application site will remain within it. For the reasons set out elsewhere in the supporting statement, the application proposal for extensions on the site will have no adverse impact whatsoever upon the essential characteristic of the green belt, its openness. The proposal does not prejudice green belt policy in the emerging development plan.

8 Planning Conditions

8.1 The planning authority can impose relevant planning conditions that seek to ensure that the overall character of the Green Belt is not harmed by inappropriate development.

9 Conclusions

9.1 This planning application proposal is for various extension improvements for use by the applicant and on land entirely within their existing residential curtilage and control; the site lies within the Green Belt.

9.2 For the reasons set out in this supporting statement and the details contained in the submitted plan/s, it is considered that the proposal does not prejudice the overall aims and objectives of the Development Plan both adopted and emerging, in safeguarding the green belt.

9.3 The proposal does not prejudice the overall development strategy set out in the UDP, the emerging local plan or the provisions of the National Planning Policy Framework. The development will have no adverse impact whatsoever upon the essential character and quality of this part of the green belt, its openness.

Rachel Baldwin

Principal

RALA

January 2024

Volume Statement

Existing Property Volume	835.962m ³
Proposed Outbuilding Volume	1103.942m ³

The proposed alterations & extensions are a c. 24.3% increase in volume from the existing dwelling.

House extensions in the Green Belt are considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The Councils supplementary planning guidance document 6, considers that in general, but subject to the individual merits of each scheme, additions of up to one third (33%) could be supported so long as the addition maintains the openness of Green Belt. Therefore the proposed volume is in line with the requirements of the NPPF.



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