



ALEX WARREN

**DETAILED REVISED PLANNING APPLICATION FOR
DEMOLITION OF AN EXISTING GARAGE/STORE AND THE
CONSTRUCTION OF 1 NO. SELF-BUILD ECO-HOME WITH
ATTACHED GARAGE**

**LAND ADJACENT TO 41 BURY OLD ROAD, AINSWORTH,
BOLTON, BL2 5PF**

**PLANNING STATEMENT IN SUPPORT OF
REVISED PLANNING APPLICATION (VERSION 3)**

September 2024

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1. INTRODUCTION

- 1.1 This Planning Statement (“statement”) has been prepared by JFP in support of a detailed planning application (“planning application”) by Alex Warren (“applicant”) for the demolition of an existing garage/store and the construction of 1 no. self-build eco-home with attached garage (“proposed development”) on land adjacent to No. 41 bury old road, Ainsworth, Bolton, BL2 5PF (“application site”).
- 1.2 The planning application has been submitted to Bury Council which is the Local Planning Authority (“council”) for the site and area.
- 1.3 This version of the statement supports, Version 3, the revised design of the previously approved extant planning application ref no. 67459; demolition of existing garage/store to be replaced with 1 no. dwelling.
- 1.4 Following the approval, the previous applicant chose to sell the land to Alex Warren who will be proceeding with the self-build to live with his family.
- 1.5 This statement sets out background on the proposed development, describes the planning application site and its hinterland, defines the extent and details of the proposed development, sets out the planning framework applying to the application site and proposed development and assesses the proposed development against relevant planning and land use considerations and development plan planning policy.
- 1.6 In addition to the statement, the planning application is supported by a drawings pack and a detailed design and access statement (“DAS”) by ZMA which also considers the transportation and sustainability credentials of the proposed development, plus a number of other documents.
- 1.7 The scope of the statement is as follows:
 - Section 2 provides background on and set out the impetus for the proposed development
 - Section 3 describes the application site and its hinterland and covers its planning history.
 - Section 4 describes the proposed development.
 - Section 5 sets out the planning framework applying to the application site and proposed development.
 - Section 6 sets out our assessment of the planning application and proposed development against planning and land use matters of relevance including national and local planning policy.
 - Section 7 sets out our overall conclusions on the matters covered through the statement.

2. BACKGROUND ON PLANNING APPLICATION

- 2.1 The statement has been prepared on behalf of the applicant Alex Warren, to support the detailed planning application for the construction of a single self-build eco-home and garage on land within their ownership.
- 2.2 This planning application, in its revised form, follows three related planning applications made in 2021, and 2018, all granted permission, as follows:
- Planning application ref no. 67459, granted 14th December 2021 (expires 14th December 2024), for demolition of existing garage/store to be replaced with 1 no. dwelling with attached garage.
 - Planning application ref no. 63321, granted 21st November 2018, for change of use of stables to dwelling and single storey extension at side with subterranean accommodation and window/door modification. This is not the current application site rather land to the rear of No. 41 Bury Old Road.
 - Planning application ref no. 63246, granted 8th November 2018, for detached 1 no. bungalow to replace existing former stables/workshop/forge at the current application site.
- 2.3 The former stables/workshop/forge building on site is currently informally used as a garage/store in association with the adjacent dwelling, 41 Bury Old Road. The eastern side of the building was previously used as stables with an adjoining riding menage on the land to the east. A point we would make now as we draw on it in Section 6, where we set out the planning case in support of the planning application, the lawful use of the existing building appears to remain equestrian in profile. We say this because to our knowledge and by reference to the available planning history of the site no planning application has been made to change this position or profile.
- 2.4 Planning permission ref no. 63246, secured permission for the potential of the current site to be developed for a single dwelling through the redevelopment of the existing building for a detached bungalow in place of the former stables/workshop/forge building.
- 2.5 Although planning permission ref no. 63321 created the precedent for residential at another application site, this through the change of use and conversion of the existing stables there, it is relevant because this site is nearby and was also in Green Belt.
- 2.6 Whereas planning permission ref no. 67459, secured permission for the construction of a dwelling in the same design, scale and profile as the current application (with a number of minor differences).
- 2.7 The extant approval ref no. 67459, is for a 4-bedroom, two-storey property in an L-shape formation (Figures 1 and 2 below):



Figure 1 Above: Layout of permitted scheme under planning permission ref no. 67459/FUL



Figure 2 Above: Elevations of permitted scheme under planning permission ref no. 67459/FUL

- 2.8 The layout and elevational details of the previously permitted scheme (ref no. 63246) is as shown on the plans forming Figures 3 and 4 below:

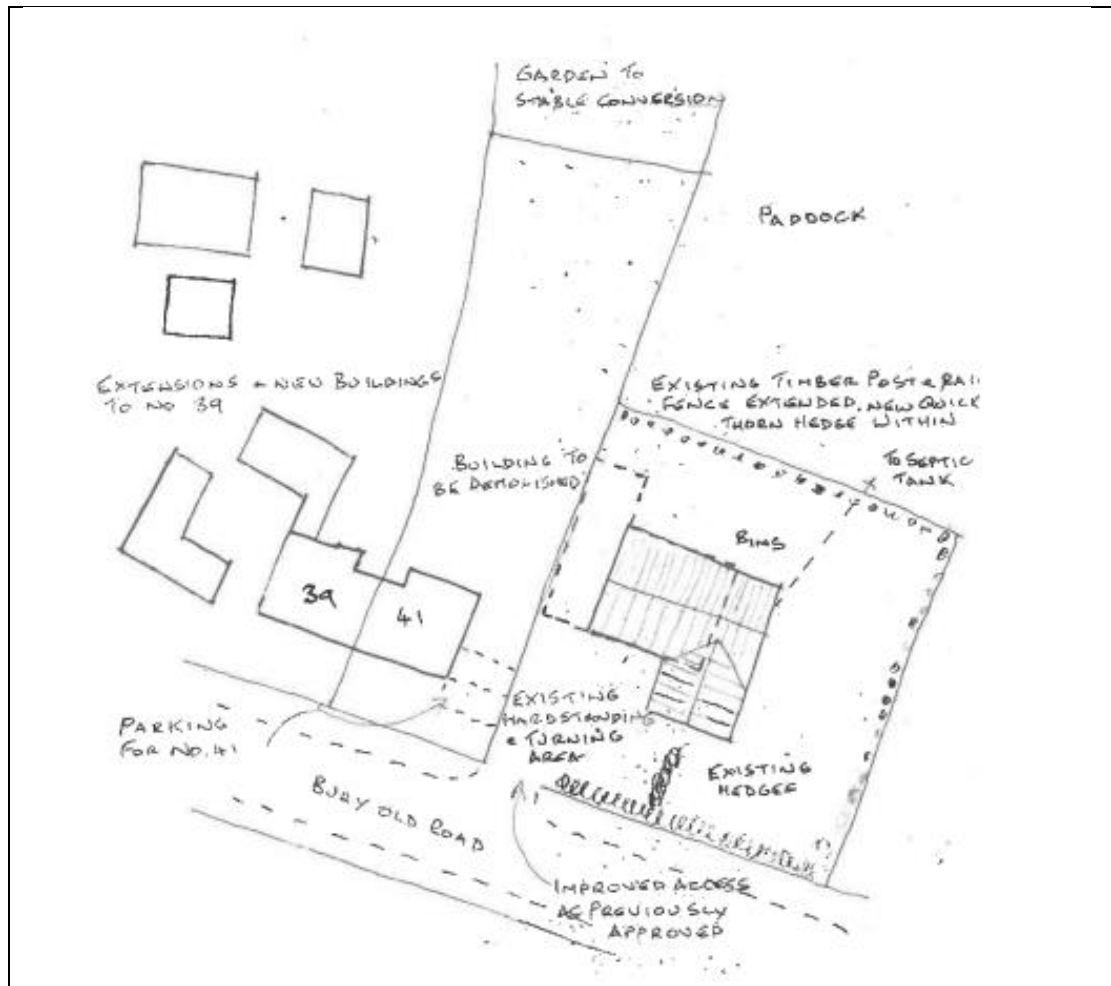


Figure 3 Above: Layout of permitted scheme under planning permission ref no. 63246/FUL

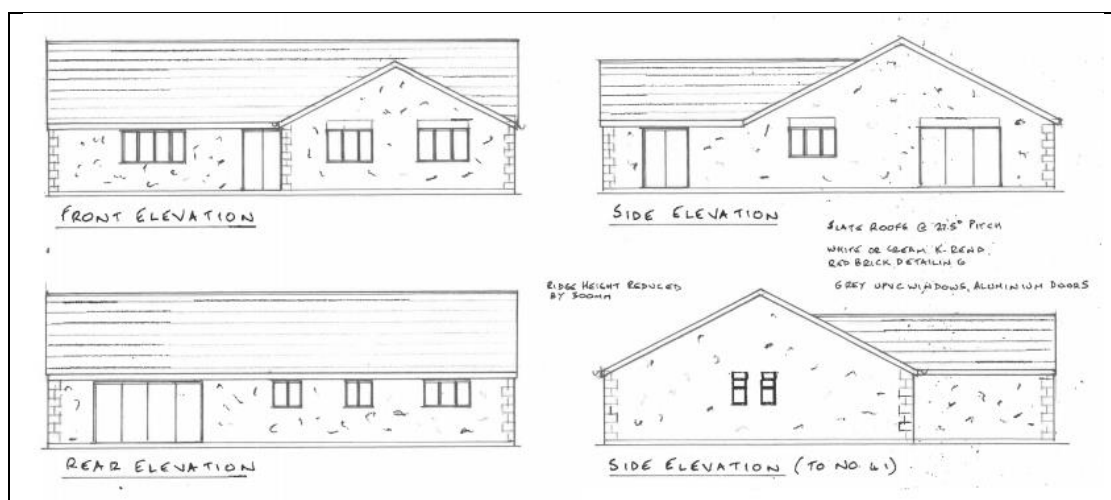


Figure 4 Above: Elevations of permitted scheme under planning permission ref no. 63246/FUL

- 2.9 After achieving approval for the above (ref no. 63246), the applicant chose to create a much more sustainable, modern and attractive dwelling, and a building that includes accommodation that can be used for an aged parent (in the form of an independent unit within the main dwelling), hence the extant application ref no. 67459. The current application incorporates a small number of minor revisions to the design of the extant approval, albeit building on the precedents set by the extant planning permission, and previous approvals highlighted above.
- 2.10 As can be seen from the drawings shown at Figures 3 and 4, the previously approved scheme was for a very traditional 4-bedroom, single storey, shallow pitched roof 1970s styled bungalow. The siting of the property is in a similar position to the existing garage/store but with a projection to the front elevation. The property included 4 bedrooms, 2 of which were ensuite, a family bathroom, an open plan kitchen dining living space and a separate living room. In architectural terms, it is fair to say that the design is undistinguished and old fashioned.
- 2.11 The layout of the proposed bungalow followed an 'L' shaped footprint and rose to a high point of 5.6m above the ground level.
- 2.12 Proposed materials included rendered blockwork, red brick corner detailing and a slate roof.
- 2.13 ZMA reviewed the planning officer's report on planning application ref no. 63246 and also the approved drawings to ascertain details of that scheme's footprint and volume. This was to ensure the new design associated with application ref no. 67459 would be designed close to the limits of the previous approval. These are as follows:
- Ground floor footprint of 230 m²
 - Volume of 1,100 m³
 - Maximum height of 5.6m
 - The extent of the approved domestic curtilage (depicted on the plan at Figure 6 to follow)
- 2.14 This application involves minor revisions to accommodate the applicant's specific requirements for his forever home. The following design revisions have been made to the previously approved scheme 67459:
- Omission of covered external balconies.
 - Omission of corner window to open plan space.
 - Reduction of garage door to East Elevation.
 - Reduction of window sizes throughout.
 - Minor internal layout changes.

3. PLANNING APPLICATION SITE

Site Profile

Address

- 3.1 The application site's address is land adjacent to No. 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF.

Location

- 3.2 The Google Plan and OS plan extracts that follow below show the location and extent of the planning application site and the aerial photograph is useful in profiling the site and setting its context vis a vis its surroundings:

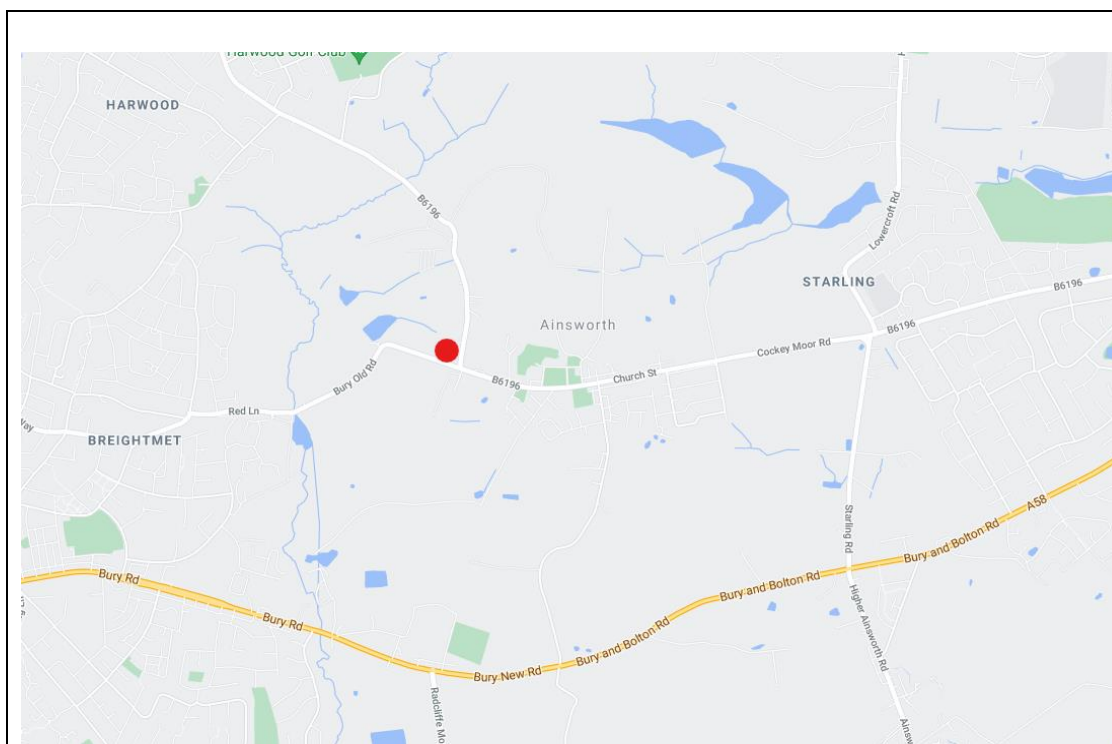


Figure 5 Above: Site location

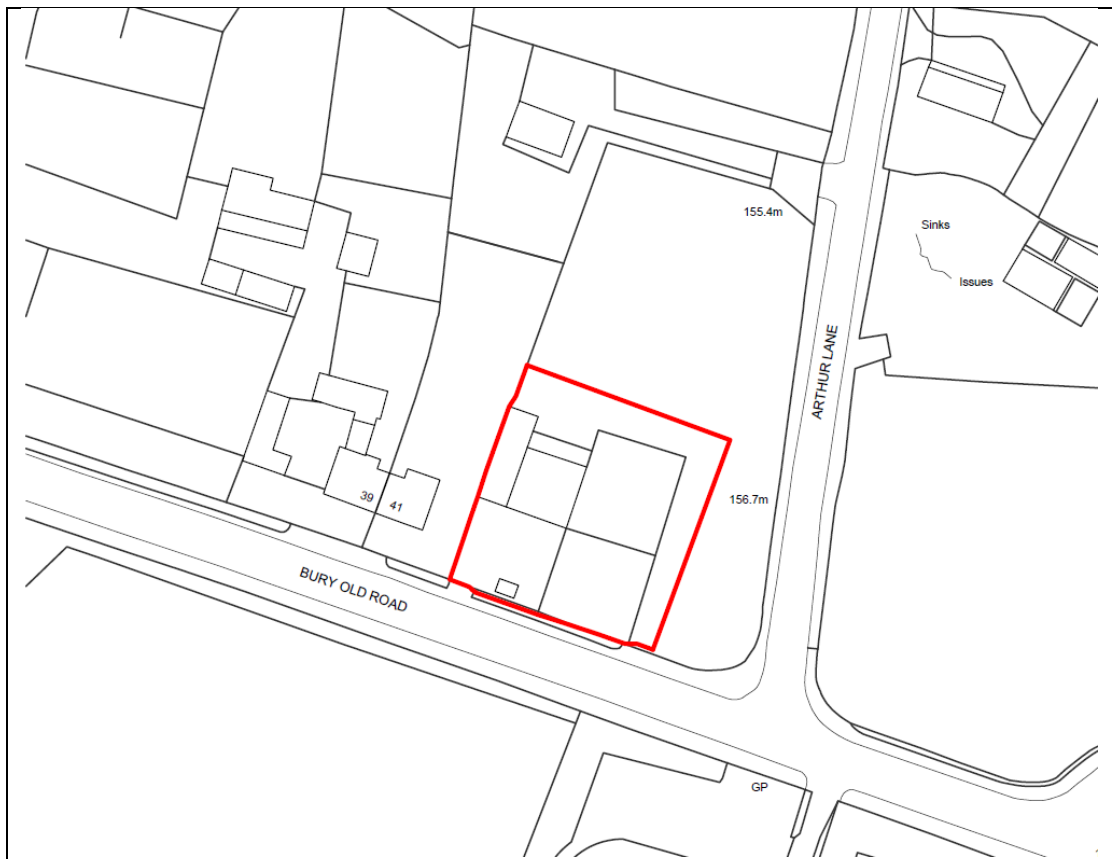


Figure 6 Above: Plan showing extent of application site. The red line tallies with what the council regard as acceptable to be created for residential curtilage of the site and proposed property



Figure 7 Above: Aerial photograph of site looking north eastwards across Bury Old Road and up Arthur Lane from south. The centre of the site is the brown square area (former menage area). The concrete hardstanding and hardcore parking areas are to the south and south-east of the former stables block

Size

- 3.3 The application site extends to approximately 1.5 ha.

Existing Use and Profile

- 3.4 The site is situated on land to the west of Ainsworth village on a corner plot at the junction of Bury Old Road and Arthur Lane. The site currently accommodates an 'L' shaped single storey building which is located within the grounds of No. 41 Bury Old Road which is used for storage purposes although it was historically a stables/workshop/forge.
- 3.5 The eastern part of the existing building was previously used as stables with an adjoining riding menage.
- 3.6 The existing building on site is rendered blockwork, with a part slate roof and part metal sheet roof. There are roller shutter doors on the front elevation which facilitates vehicular access off Bury Old Road, leading to a hardstanding area in front of the storage building.
- 3.7 No. 41 Bury Old Road is a semi-detached dwelling which has been altered and improved and has extensive grounds to the side and rear. Both buildings front onto Bury Old Road.

Adjoining Uses and Land

- 3.8 The site is located in an urban fringe/semi-rural location with undeveloped land being in use for a mix of agriculture, horticulture, equestrian, recreation (golf course), woodland areas and extensive gardens associated with residential properties fronting Bury Old Road and other more minor roads which connect with it.

Flood Risk Status

- 3.9 Reference to the Environment Agency's Flood Risk Map of England confirms that, as per the plan below (red dot identifies the site), the site falls into Flood Zone 1, meaning it is of low risk of flooding, i.e., very low risk, which means that each year this area has a chance of flooding of less than 0.1%:

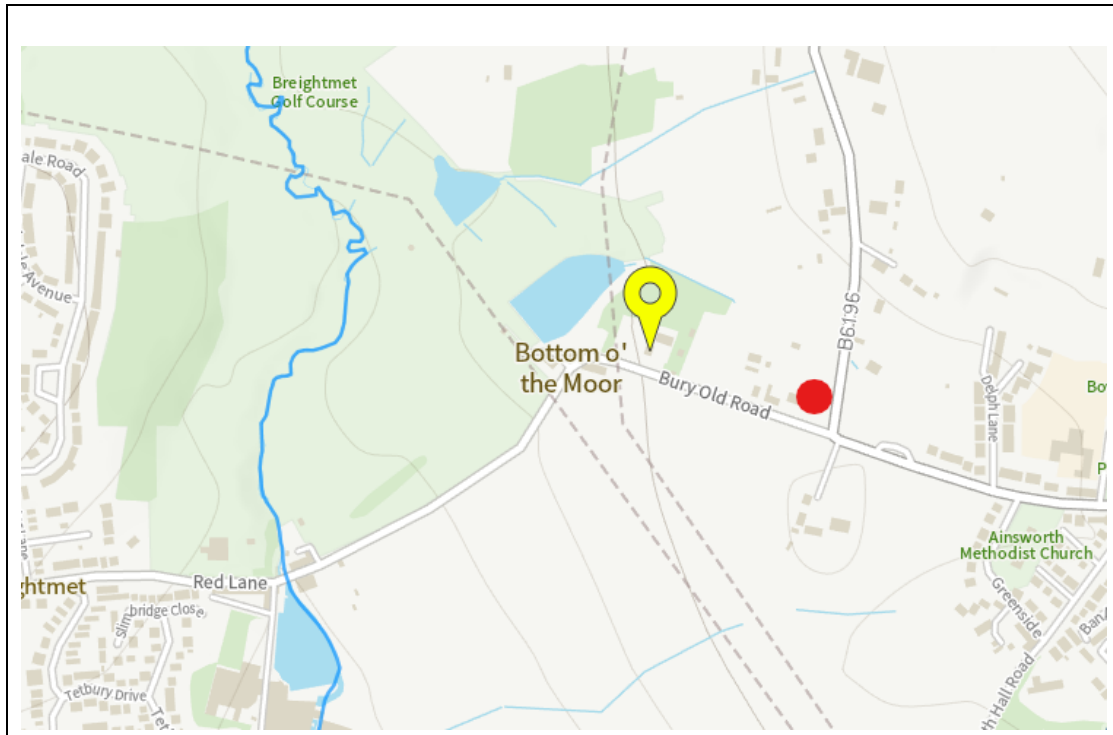


Figure 8 Above: EA (Planning) Flood Risk Map of Site (Red Dot)

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development is depicted in detail in the revised drawings pack and revised DAS by ZMA both of which have recently been submitted as part of the revised, new planning application.

Layout

Key Areas of the Scheme

- 4.2 The layout of the proposed dwelling includes three areas arranged within a 'T' shaped formation with the main living areas arranged in an 'L' shaped area with the 'T.'
- Main house element: 2 floors of accommodation although the design minimises the overall height by creating accommodation within pitched roof void.
 - Open plan living space: with single storey pitched roof projecting element to the rear.
 - Garage: single storey projecting element to the front of the property with a flat roof.

Entrance and Servicing

- 4.3 The entrance and service spaces are located between the 'L' shape and the attached garage allowing access between the rear garden, entrance hallway, utility, garage and WC. A centralised stairwell provides access to all levels including the split-level ground floor.

Ground Floor Accommodation

- 4.4 The ground floor incorporates a split-level design to minimise the overall height of the property whilst creating 2 floors of accommodation. The entrance level includes a draught lobby, utility and garage. The entrance level then steps down to the open plan kitchen, dining, living space with pantry behind the kitchen and WC. A separate living room, and the annexe for a dependent family member as described in Section 2, are also provided on the ground floor.

First Floor Accommodation

- 4.5 The first floor level includes a master bedroom with ensuite and walk-in-wardrobe, and 3 further bedrooms, 1 with ensuite; a shower room and an office on the landing.
- 4.6 The ground and first floor layouts are as depicted on the plans that follow:



Figure 9 Above: Proposed ground floor layout

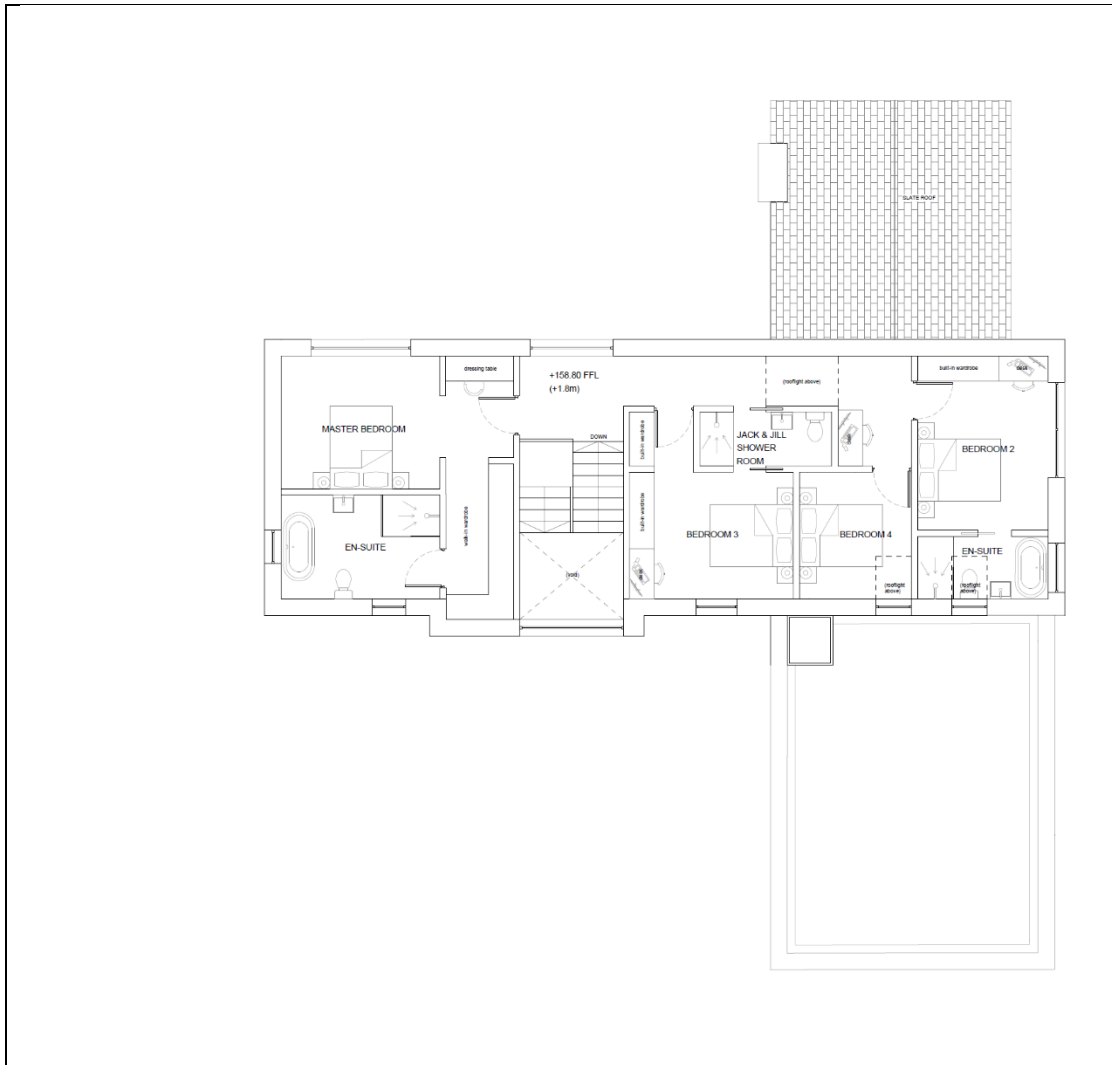


Figure 10 Above: Proposed first floor layout

Elevational Design

- 4.7 The elevational designs are illustrated on the plan that follows. The new dwelling has been designed as a contemporary response to an urban fringe/ rural setting. The proposed designs will be constructed in materials in-line with the extant approval, utilising a palette which complements both the urban fringe/rural site and the surrounding extent of urban properties. The DAS further describe the design intent, please refer to separate document for additional detail.



Figure 11 Above: Elevations of the proposed development

Sustainability

- 4.8 The property has been designed to minimise energy usage with a reduced carbon footprint. The dwelling will require minimal energy for heating, cooling and lighting. This will be achieved, firstly, by sustainable design, (siting, thermal mass, sustainable heating and ventilation systems), and, secondly, by a fabric first approach (high levels of insulation, prevention of thermal bridging, achieving high levels of air-tightness).

Volume and Footprint Considerations

- 4.9 Volume and footprint is a relevant planning policy consideration where a development is proposed in Green Belt, as is the case here (see Section 5 for policy on Green Belt). Relevant figures, drawn from the ZMA DAS, are as follows.

- 4.10 On footprint, we can confirm that:

- Ground floor footprint of existing building = 220m²
- Ground floor footprint of the proposed building = 220m²
- Ground floor footprint of the extant approval = 220m²

- 4.11 Regarding volume considerations:

- Volume of existing building = 800m³
- Volume of proposed building = 820m³
- Volume of the extant approval = 820m³

4.12 On heights:

- Maximum height of existing building = 4.2m
- Maximum height of proposed building = 5.6m
- Maximum height of extant approval = 5.6m

Commentary

4.13 As has been confirmed in Sections 1 and 2, the proposed scheme has been revised to incorporate minor revisions to meet the applicant's specific requirements. The full list is reproduced in the ZMA DAS. In summary the following changes have been made to the scheme:

- Omission of covered external balconies.
- Omission of corner window to open plan space.
- Reduction of garage door to East Elevation.
- Reduction of window sizes throughout.
- Minor internal layout changes.

5. PLANNING FRAMEWORK

Background

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where in making any determination under the planning acts, regard is to be had to the development plan, and the determination shall be made in accordance with the plan unless material consideration indicates otherwise (“decision making framework”).
- 5.2 Material considerations can be anything to do with the purposes of planning and includes all typical planning and land use factors that have a bearing on whether a planning application should be granted.
- 5.3 National planning policy guidance also has the status of a material consideration in planning decisions. It can be given greater weight where there is the absence of a comprehensive and fully up to date development plan. For reasons we set out later we would say this is the case in this instance as the development plan being relied on by the council pre-dates national planning policy applying.

Presenting policy

- 5.4 We present relevant planning policy in a top-down approach, i.e., we deal first with national planning policy then local policy in the form of the development plan.

National Planning Policy

National Planning Policy Framework

- 5.5 National planning policy is set out in the National Planning Policy Framework (“the framework/NPPF”) updated in December 2023.
- 5.6 Regarding delivery of sustainable development (and achieving this aim), at para 7 NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.7 At para 8 NPPF confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective; b) a social objective; and c) an environmental objective.
- 5.8 Regarding planning decisions and plan making, at para 11 NPPF confirms that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
 - c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i.) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
or

ii.) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

- 5.9 In connection with decision-making, at para 38 NPPF confirms that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.10 On provision and delivery of new housing, this is dealt with in NPPF at Section 5. In summary, this confirms (para 60+) that delivering a sufficient supply of homes is a very key objective of the planning system. Planning needs to support the Government's objective of significantly boosting the supply of homes (para 60). It is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. This includes accommodating new homes proposed to be developed by people who wish to build or commission their own bespoke homes, as is the case with this development (para 63 and 65).
- 5.11 Regarding making effective use of land, at para 119 NPPF confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 5.12 A key emphasis of the NPPF is design, specifically achieving well-designed places. At para 131 NPPF confirms that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.13 At para 135 NPPF advises that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.14 In connection with trees and landscaping, the new NPPF at para 136 confirms that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

5.15 Regarding the quality and uniqueness of development, at para 139 NPPF advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.16 As the site is within Green Belt, which is covered in greater detail later in this section, Section 13 of NPPF is relevant. At para 142 of NPPF the guidance confirms that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of

Green Belts are their openness and their permanence. At para 138 the purpose of Green Belt is set out. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

5.17 Regarding development proposals that affect the Green Belt, NPPF confirms at para 152 that what is termed ‘inappropriate development’ is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. NPPF goes on to confirm at para 153 that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.18 In connection with new development, which is addressed at para 154, a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. However, there are a number of exceptions to this. They are listed as:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Planning Practice Guidance

- 5.19 Planning Practice Guidance (“PPG”) was first published in March 2014 and is very regularly updated. It is an iterative online resource that complements NPPF and provides additional and more in-depth advice and guidance where necessary.

Local Planning Policy

- 5.20 The council is currently in the process of preparing a new Local Plan for Bury (“Local Plan/development plan”) which will guide future development in the Borough.
- 5.21 Together, with the Greater Manchester Spatial Framework (“GMSF”), the Local Plan will form the most important element of Bury's overall development plan and, once adopted, these development plan documents will be used as the basis for determining future proposals for the next 20 years or so.
- 5.22 The GMSF will deal with strategic planning matters, for example, future levels of housing and employment growth that are of significance across Greater Manchester. The GMSF will apply to those boroughs that have decided to participate in the GMSF process. Bury is one such borough.
- 5.23 Bury's Local Plan will contain a range of locally-specific planning policies and allocations and designations that, inter alia, will identify sites confirming where development can and should be built as well as those areas where development should be restricted or controlled.
- 5.24 Regarding the latest position on progress with the Local Plan, the serious slip in the programme for the GMSF means that little progress has been made on the emerging Local Plan, this because land allocations for housing and employment in the Local Plan will be influenced by the GMSF. Consultation on the planned Policy Directions for the Local Plan ended in November 2018. Although the council will carry out further work on the emerging Local Plan, including reviewing all comments made in connection with the Policy Directions document, substantial progress cannot be made until GMSF progresses, which will from mid-2021+.
- 5.25 In the absence of the emerging Local Plan, the council is still relying on the now, seriously outdated, Bury Unitary Development Plan (“BUDP”). This was adopted in 1997. Nevertheless, it is currently being used as a guide for the future development or protection of land in the Borough. And its policies and proposals currently form the basis for the Council decisions on planning applications (through saved policies under Direction of the Secretary of State).

Bury UDP

- 5.26 Relevant policies from the BUDP are as follows:
- Policy H1/2: Further housing development
 - Policy H2/1: The form of new residential development
 - Policy H2/2: The layout of new development
 - Policy EN1/1: Visual amenity
 - Policy EN1/2: Townscape and built design

- Policy EN6: Conservation of the natural environment
- Policy EN6/3: Features of Ecological value
- Policy EN9/1: Special landscape areas
- Policy OL1/2: New buildings in the green belt
- Policy HT2/4: Car parking and new development
- Policy HT6/2: Pedestrian/vehicular conflict

5.27 The site is allocated through the BUDP policies plan as follows:

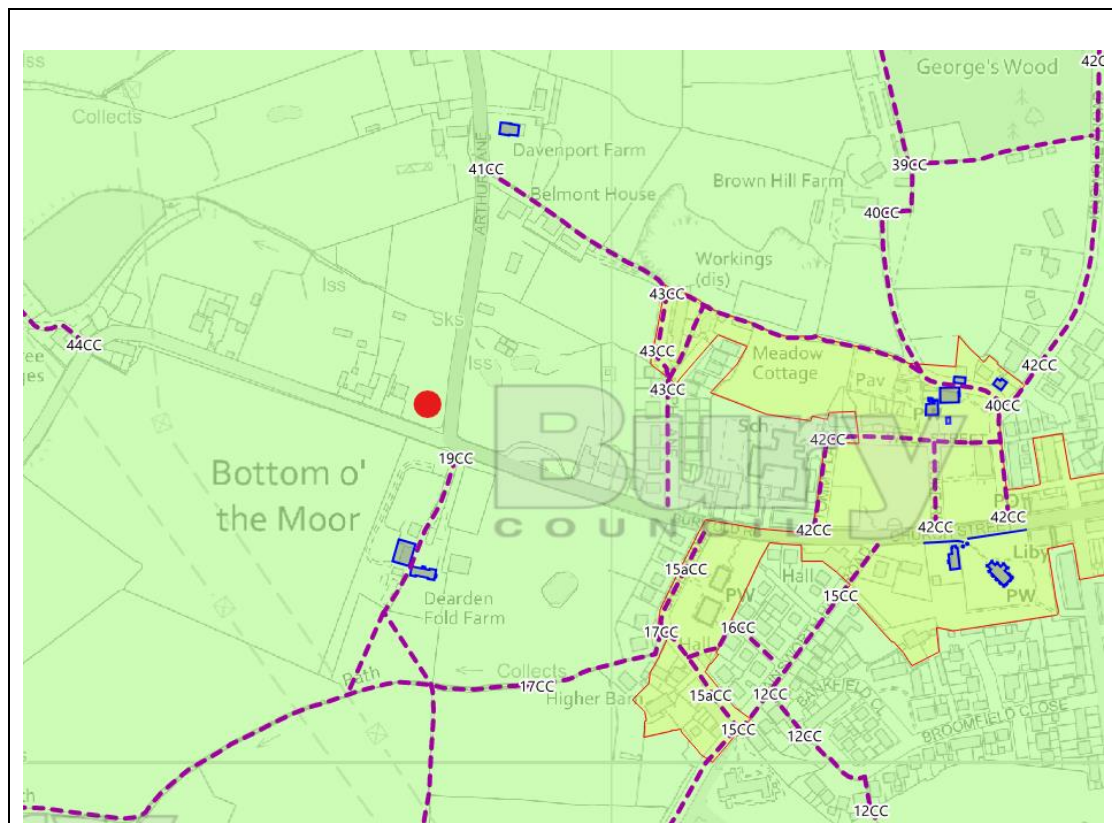


Figure 12 Above: Relevant extract from the BUDP policies plan showing the site's designation (by red dot)

5.28 From the above we can confirm that the site is within Green Belt (green wash on plan at Figure 11). In addition, it does not contain any heritage assets/listed buildings (blue on plan at Figure 11) nor is it in or close to a conservation area (olive wash on plan at Figure 11) and it is not crossed by any public rights of way (purple dashes on plan at Figure 11).

Supplementary Planning Guidance

5.29 The following supplementary planning guidance is also of relevance:

- Supplementary Planning Document 6: Alterations and Extensions
- Development Control Policy Guidance Note No. 8: New Buildings in the Green Belt
- Parking Standards in Bury

6. PLANNING ASSESSMENT

Approach

- 6.1 We now set out the planning case in support of the planning application. Specifically, this section of the statement considers whether the planning application can be regarded as acceptable and supportable by reference to all usual planning, land use, site-related and design related considerations along other material considerations, including national planning policy, leading to consideration of whether it can be regarded as generally according with the development plan. This is by reference to the decision-making framework and relevant planning policies identified in section 5 of the statement.

The Case in Support of the Planning Application

Principle of Development

- 6.2 The application site is urban fringe/semi-rural in character and is close to two sub-regionally important centres of development, Bolton and Bury, and there are many smaller enclaves of development and individual buildings in its vicinity.
- 6.3 Perhaps more importantly, the site itself is also already developed through a large former-stables building, now used as a garage store/store building, supported by other developed related features like, for example, concrete and hardcore hardstanding used for the parking and storage of vehicles.
- 6.4 Accordingly, the site's current profile suggests that it can be treated as one that is part developed and is part brownfield in profile.
- 6.5 An important point to make at the outset is that we would say that the former and continuing lawful use of the site is equestrian use. This means that, by reference to NPPF, because the use of the site remains equestrian, which is not agriculture, the existing buildings and hardstanding areas constitute previously developed land. We consider the relevance of this later when assessing whether the proposed development is supportable by reference to Green Belt policy. We note that the council does not accept this point. We would ask it to produce evidence to fully and properly confirm that the historic/lawful use of the site is not equestrian. Alternatively, it needs to confirm why it regards equestrian use as an agricultural use as this bucks the trend regarding legal precedents.
- 6.6 The points made above lead one to the inevitable conclusion that the principle of development at the site is set and established and an alternative form of development can be supported.

Relevant Planning Precedents

- 6.7 The planning history of the site as set out and reviewed in Sections 2 and 3 of the statement confirm that three previous planning permissions, along with an extant approval have created a precedent for residential development at the application site.
- 6.8 Extant planning application ref no. 67459, granted 14th December 2021 (expires 14th December 2024), for demolition of existing garage/store to be replaced with 1 no. dwelling

with attached garage. This application secured permission for the construction of a dwelling in the same design, scale and profile as the current application (with a number of minor differences).

- 6.9 Planning application ref no. 63321/FUL/2018 although relating to a different site is nevertheless very nearby, being to the rear of No. 41 Bury Old Road, established planning permission for the existing former stable building there to be converted (through change of use) to a dwelling plus a new single storey extension and with new subterranean accommodation. Although not the application site, nonetheless this permission establishes a relevant and useful precedent for residential through the use of an existing building in Green Belt.
- 6.10 Planning application ref no. 63246/FUL/2018, establishes planning permission for a large, detached dwelling (bungalow) at the site. This was granted on 8th November 2018.
- 6.11 These are important and relevant planning precedents of direct and current relevance to the current revised application before the council. They are important because they confirm that residential development, created through the conversion of an existing building on site, suitably extended, or through redevelopment, notwithstanding its Green Belt status, can be regarded as acceptable. They are relevant since the current planning application, like planning application ref nos. 67459 and 63246, before it, proposes the redevelopment of the existing buildings on site.

Historic Use of the Site and Existing Development

- 6.12 As has already been confirmed (in previous sections of the statement), the site currently accommodates a large building informally used as a garage/store building. The previous, and we would say continuing formalised lawful use of the site, including the existing buildings, is stables/workshop/forge with associated livery operation and menage for the exercising and dressage of horses, plus concrete and hardcore hardstanding areas used to park vehicles associated with this use.
- 6.13 The use of the site for the former stabling and livery business and what we would term the main related operational areas for this use, is mainly focused on what would become the residential curtilage for the dwellings proposed under and granted planning permission by reference to planning application ref no. 67459 should this permission be implemented. In essence, this correlates to the redline used for this planning application.
- 6.14 The implication of this is that, least in recent years, and until the stables/workshop/forge operation ceased, the primary use of the site was equestrian related, i.e., stabling and forge and the livery and the grazing of horses. No planning permission has been granted and implemented which changes this.
- 6.15 We would argue that the historic and remaining lawful use of the site continues to be stabling/forge and livery and the grazing of horses. In summary, what we would term equestrian use.
- 6.16 This is not a use that falls within the definition of agriculture (see points made earlier under Principle of Development). As such, any assessment of whether existing buildings and hard

standings etc. can be counted as previously developed land, linked to any assessment under relevant Green Belt policy as to which, if any, development exceptions might apply, should be on this basis, i.e., the buildings and land is not agricultural in profile. We cover the relevance of this later.

Profile of the Site and Adjoining Land

- 6.17 The site is located on the north side of Bury Old Road between Bolton and Bury. The area is urban fringe/semi-rural in character and profile. In practical terms this means that the area is characterised by a loose knit form of development comprising dwellings, individual and in groups and small enclaves; agricultural uses; horticultural uses; equestrian uses, including stables and livery operations; recreational uses like golf courses and small enclaves of historic but still operational industry.
- 6.18 Further to the west and east, closer to the west, are the hard edges of the major urban centres of Bolton and Bury, and their suburbs.
- 6.19 The net effect of this is that one expects to find and see development of the type proposed along Bury Old Road, both sides; indeed, the site is already developed by a sizeable building, and is clearly, in perception terms, developed and in use, as opposed to being an undeveloped field in agricultural use.
- 6.20 The effect of this is that the revised development proposed under the current planning application, including the fact it is for residential, can easily and satisfactorily be promoted here and assimilated into the existing profile and character for the immediate and wider area without harming nor changing its profile.
- 6.21 These aspects of the development proposal as covered under the current planning application can be considered as a point in favour of the proposed development and one which supports the granting of the application.

Accessibility, Transportation and Car Park

- 6.22 There is an existing satisfactory vehicular access (which will be improved) servicing the site off Bury Old Road which is very capable of serving the proposed development at the site. Indeed, the historic of use of the site for stabling and livery generated far greater levels of traffic than would use of the site once developed for a single dwelling. Indeed, some 600+ sq m of hardstanding was created for the parking of vehicles. As such there is likely to be improvements in level of traffic generated by the site and related impacts on the local network.
- 6.23 Regarding accessibility to public transport, there are a number of bus services that use Bury Old Road and provide links to and which run between Bolton and Bury which will also serve the site.
- 6.24 In addition, Bury Old Road is a popular and identified route for cyclists, including those that use this mode of transport for travelling to and from work.

Visual Impacts

- 6.25 Neither the site nor the immediately surrounding is not identified as being special or of a high quality nor are there any defined short and long distance views in the area that need to be protected. As such the site is well capable of being developed for the form of development covered under the planning application without impacting on the character, profile nor quality of the area within which the site is located. As such the proposed development will not adversely impact on the current visual profile and related qualities of the site. But in saying this, we would also argue, by reference to the quality and visual appearance of the current development at the site, there will be a net improvement in the visual qualities of the site, caused through the development of a modern, architecturally designed, high quality dwelling and which proposes to use quality contemporary materials.
- 6.26 This is a minor point given other more important policy matters to be assessed in the context of the application proposal, but never the less it is a material consideration to be considered in support of the application.

The Residential Curtilage of the Proposed Dwelling

- 6.27 The residential curtilage that was proposed and created to support planning permission ref no. 67459 will be honoured, and this is reflected in the current planning application proposals. This means that the area previously identified as representing an acceptable residential curtilage for two forms of residential development at the site (through change of use and conversion and redevelopment) will be maintained and not breached. The paddock formed by the blue land will remain as a paddock.

Green Considerations – Biodiversity, Trees and Landscape

- 6.28 The application site does not benefit from any form of dedicated designation or wider allocation as a site or area of nature or ecology value. No trees on site are substantial or subject to TPO. Nor does not benefit from a special landscape or related policy. Regardless of this the application proposals will, through the creation of a quality landscaped garden area, most likely enhance the biodiversity and related qualities of the site in its current form. There is also a related proposal to plant trees, including to form a visual screen between the new property and No. 41 Bury Old Road, as part of the design of garden and related landscaping proposals for the site.
- 6.29 We are of the view that the proposed layout and design of the proposed development will enhance the immediate and wider setting of the site in the local landscape and as such that these considerations can be considered in support of the application proposals.

Ground Conditions

- 6.30 The site is already developed through a substantial building and there are many other buildings in the immediate and wider vicinity of the site. To our knowledge the area and site can be treated as being suitable for built development as is the case at present. This is also evidenced by three previous planning permissions for residential development (through change of use and conversion and redevelopment), as detailed in Sections 2 and 3, which

create the precedent for residential development on the site. As such the site can be regarded as suitable for the proposed development by reference to existing ground conditions.

Drainage and Flood Risk

- 6.31 The site is in an area considered by the Environment Agency to be at a very low level of risk of flooding, and the history of the site and area within which it is located bears this out. Indeed, bearing in mind the site's previous planning history, including for residential, flood risk has never been raised as an issue by the Environment nor LLFA. The site also benefits from existing foul and surface water drainage systems and the new development will utilise both as was the case with the previous and still extant planning permissions for residential that benefit the site.

Services and Related Infrastructure

- 6.32 All necessary services are already found on site or can be brought there and as such the proposed development can be regarded as acceptable by reference to necessary services and related infrastructure.

Relationship to Adjoining Property

- 6.33 The nearest property to the application site is the property to the north west of it, No. 41 Bury Old Road, a property that also fronts the road and takes its access from the same.
- 6.34 The proposed development will mainly have an outlook to the front (towards south west) and rear (towards north east), i.e., this is where the main windows will face. At first floor level there is only 1 small obscured window that will face north-west and at ground floor level there is a sliding window onto a patio area, but the windows in this elevation will have limited scope for long distance views as they will face onto trees and landscaping close to the north west of the elevation, and there will be a 1.8m high close boarded timber fence behind the landscaping and trees. In addition, the proposed siting of the new dwelling means that the closest part of the new building, the elevation described above, will be no less than 14.3m from the south-east elevation of No. 41 Bury Old Road. As such the proposed dwelling under the current planning application can be regarded as having an acceptable relationship to the adjoining property.

Key Planning Policy Considerations

- 6.35 The key planning policy that prejudices the site's ability to be developed for certain uses and forms and scales of is because it is in Green Belt. Green Belt policy of relevance is set out in detail in Section 5 of the statement. We rely on Green Belt policy set out in NPPF as it is very recent and postdates the BUDP by several years (2023 as opposed to 1997).
- 6.36 Before directly considering policy, we set out the key volume, footprint and height statistics of the proposed development as set out in Section 4 as they are of relevance
- 6.37 Regarding footprint:
- Ground floor footprint of existing building = 220m²
 - Ground floor footprint of the proposed building = 220m²

- Ground floor footprint of the extant approval = 220m²
- 6.38 From the above it can be seen that the proposed ground floor footprint is equal to the existing building. In addition, it can be seen that the proposed ground floor footprint is 10m² less than the extant approval which was approved with a 4.5% increase.
- 6.39 Regarding volume:
- Volume of existing building = 800m³
 - Volume of proposed building = 820m³
 - Volume of the extant approval = 820m³
- 6.40 From the above it can be seen that the proposed volume equates to a 2% increase in volume compared to the existing building.
- 6.41 On heights:
- Maximum height of existing building = 4.2m
 - Maximum height of proposed building = 5.6m
 - Maximum height of extant approval = 5.6m
- 6.42 The maximum height of the proposed building is 1.4m higher than the existing building but the proposed height is equal to the extant approval.

Importance of Green Belt

- 6.43 NPPF confirms the importance of Green Belt and the weight Government expects should be applied to it. This includes through local planning authorities when carrying out their development management function. Inappropriate development is to be restricted. But not all uses and developments in Green Belt are defined as being inappropriate. These are regarded as exceptions. There are 7 categories of use/development that are identified at para 154 of NPPF as exceptions (Exceptions a) to g)). It is our position that some of the identified exceptions can be relied upon to support development proposals along the lines of those proposed under the current revised planning application. In our view the relevant exceptions that might, in part or full, benefit developments of this ilk are, in summary, as follows:
- Exception c): extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building.
 - Exception d): the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.
 - Exception e): limited infilling in villages.
 - Exception g): limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use excluding temporary buildings which would: not have a greater impact on the openness of Green Belt or would not cause substantial harm to the openness of Green Belt where the development would use previously developed land and contribute to meeting an identified need for affordable housing.

- 6.44 Where none of the exceptions identified above apply, inappropriate development in Green Belt can only be supported if very special circumstances apply (NPPF paragraph 153). These will not exist unless the potential harm to Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 6.45 We now consider and assess whether any of the Green Belt exceptions outlined above in paragraph 6.42 apply, and if so, whether they can be satisfied, and, if not, whether the planning application and the development it promotes can be supported by reference to very special circumstances.

Exception c): Extension or Alteration of a Building etc.

- 6.46 The current planning application proposals propose the complete redevelopment of the existing former stables/livery building. It will not be retained and extended and altered. As such this exception cannot be regarded as being capable of being used to justify the proposed development.

Exception d): Replacement of a Building

- 6.47 Exception d) deals with circumstances where a development proposal involves the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.
- 6.48 In this instance the current application proposal involves the replacement of an existing building. In this context this exception might be argued to apply. However, we accept that the new building is for a different use, residential.
- 6.49 In addition, the new use/development, we would argue, is not materially larger than the existing building, especially when hardstanding areas are taken into account.
- 6.50 We would say that this exception can be relied on, least in part, to support the development proposal under the current application. Indeed, the only aspect of the exception that the proposal does not fully satisfy is the fact proposed use is different from the existing use.

Exception e): Limited Infilling in Villages

- 6.51 This exception, which deals exclusively with limited infilling in villages, cannot be regarded as applying as the site is not within an existing developed area, including village, nor is it in the development curtilage of a defined village like Ainsworth.

Exception g): Limited Infilling or the Partial or Complete Redevelopment or Previously Developed Land

- 6.52 Exception g) deals with the limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use excluding temporary buildings which would: not have a greater impact on the openness of Green Belt or not cause substantial harm to the openness of Green Belt where the development would use previously developed land and contribute to meeting an identified need for affordable housing.
- 6.53 The development cannot be regarded as infilling, least not in the true sense. However, it can be regarded as involving the partial or complete redevelopment of previously developed land,

this being the current former stable building, plus and brownfield land previously associated with and complementary to this use.

- 6.54 It is not a development though that would deliver affordable units so this element of Exception g) does not apply.
- 6.55 A key consideration to look at first is the status of the existing uses on site. As already confirmed, we disagree with a previous assessment by the council regarding the lawful use of the site/existing buildings. The council has previously offered the view that the land forming part of the planning application site was agricultural. We would contend that this is not the case. Instead, the land can still be regarded as equestrian in use profile terms. There is no evidence to suggest otherwise. Indeed, consideration of the site's planning history confirms that no planning application has been made that is designed or intended to arrest equestrian use other than those associated with residential use of the former stables building, and neither of these has been implemented. We would also contend that the applicant does not need to prove this through a planning application for a certificate of lawfulness, especially when there is clear evidence the site has been used for equestrian uses and there is no evidence to suggest that the site was ever used for agriculture, certainly not for many years.
- 6.56 The significance of the point made above is that NPPF, in connection with Exception g), confirms in its Glossary when dealing with the definition of previously developed land confirms that this type of land *'.....is land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes ... land that is or was last occupied by agricultural or forestry buildings...'*
- 6.57 As the current application proposals involve the complete redevelopment of previously developed non-agricultural land, meaning that Exception g) can be relied on to assist in justifying them, we now go onto to consider the impact of the current application proposals on the openness of Green Belt as Exception g) requires proposals not to have a material greater impact on the openness of Green Belt than the development and previously developed land they replace.
- 6.58 Reference to the ZMA DAS and the volume, footprint and height statistics set out above (in paras 6.36 – 6.40) confirms that the scale of the proposed amended development under the current revised planning application, by reference to footprint, is the same as the existing building on site and the scheme for which an extant planning permission still applies (planning permission 67459). On volume, the new scheme is slightly greater than the existing building on site but the same as the scheme granted under planning permission ref no. 67459. On height, the new revised scheme is slightly taller than the existing building on site but no taller than the scheme granted under planning permission ref no. 67459 or 63246. Footprint, volume and height are key considerations, and the figures set out above, which confirm that the revised scheme under the new application can still be regarded as acceptable and supportable.
- 6.59 The points made above suggest to us that the scale of the proposed dwelling under the current revised planning application, i.e., footprint, volume and height, particularly when compared to the size and scale of the permitted new dwelling under extant planning permission 67459,

when assessed against Exception g) of NPPF policy on Green Belt, can be regarded as acceptable as it is the same as the parameters of a similar form of development at the site which benefits from an extant planning permission.

- 6.60 Building on the points made above, it is very strongly our case that a high quality architecturally designed modern eco-dwelling built from high quality materials and which would not be materially larger than the footprint and volume of existing and permitted buildings at the site can be regarded as a development that would have an acceptable impact on the openness of the Green Belt in this locale.
- 6.61 Indeed, it is our case that the quality of the development proposed, including through use of landscaping, would have a reduced impact on the openness of Green Belt and it would add to the visual qualities of Green Belt in this area, not that this is a valid policy consideration. In essence, it would create a situation of betterment.
- 6.62 As a general point, the approach set out above, which also takes into account the points we make about Exception d), has been followed by other North West based authorities when considering proposals of this nature, two of which have involved ZMA and JFP.
- 6.63 They include Blackburn with Darwen Council when dealing with and ultimately granting a planning application for the proposed redevelopment of a stable/livery yard operation in Green Belt to be replaced by a large single eco-home (planning permisison ref no. 10/19/1100); and Bolton Council when granting two eco-dwellings in Green Belt justified through the redevelopment of a number of non-agricultural outbuildings (08377/20 and linked permisison ref no. 65855). We would be happy to furnish the council with further details if considered helpful.
- 6.64 We would also draw attention to 2 relatively recent appeal decisions, i.e., in 2020, which dealt with the same issues, i.e., the ability to use existing no-agricultural development/previously developed land to justify new non-related residential development.
- 6.65 The first appeal, APP/V1505/W/20/3247573, concerns a series of unattractive and poor-quality workshops and other buildings at Crays Hill near Basildon. They were proposed for redevelopment for 8 '*low profile dwellings*' (single storey properties). The appeal was allowed by reference to the fact the Inspector concluded that the new development would have a reduced impact on the openness of Green Belt than the old development (including by reference to criterion g)) and would generally improve the visual quality of the site. The appeal was allowed on 20th November 2020 (LPA: Basildon Borough Council).
- 6.66 The second appeal, APP/M3645/W/19/3243184, concerned the redevelopment of a tennis centre for an apartment block containing 23 apartments in Nuffield, Surrey. The tennis centre was regarded as relatively unattractive an having an impact on the openness of Green Belt. The new apartment block on the other hand, in part because it would be designed and built to replicate an old, well established English country house, was considered to have less impact. In part this was because it would better merge with its surroundings. This was also justified by reference to criterion g). The appeal was allowed on 23rd September 2020 (LPA: Tandridge).

- 6.67 The relevance of these cases is that, while it is our position that the proposed development under the current application does not fully benefit from Exception d), it benefits from elements of this exception, but it also benefits from Exception g). It is clear from these cases that existing non-residential development and non-residential and non-agricultural previously developed land through redevelopment can be used to justify new residential proposals, substantial ones at that. And this is the case in this instance – the footprint and volume of the proposed new development under the current planning application are not materially larger than the extant planning approval on site and also that applying to a relevant extant planning permission.
- 6.68 It is also clear, and we deliberately do not over state this point, but the site in its current form appears cluttered and littered with an unattractive building and vehicles parked there which gives the site a generally untidy and incoherent visual quality.
- 6.69 The proposed development under the current planning application would remedy this situation. As such it also contributes to the case made for the development under Exception g).

Very Special Circumstances

- 6.70 It is also our case that, even if the proposed development could not be justified by reference to parts of Exception d) and all of Exception g) of NPPF, very special circumstances exist for the proposed development.
- 6.71 This is by reference to the fact the site is already substantially developed and includes previously developed land and there are two extant planning permissions for different forms of residential development, both equating to a single dwelling, that directly and indirectly relate to the site (planning permissions ref nos. 67459, 63246, and 63321(land to rear of the current application site).
- 6.72 This is also complemented by the fact, as confirmed and set out above, that the proposed development under the current planning application would have at, worst, the same impact on the openness of Green Belt as the current buildings at the site, but, at best, which is our case, would have a lesser impact on the openness of Green Belt. This is through the size, scale and design related qualities of the current proposals and the fact the proposed use is residential as opposed to a use like stabling which generates considerably more trips and visits to the site and related activities.

Design Considerations

- 6.73 The current and only very recently published version of NPPF (2023) is heavily biased towards achieving a high quality of design in new development. Indeed, relevant sections of NPPF (as set in Section 5) require that new development should be ‘beautiful!’ It is our case the proposed development, designed by ZMA, is of a high and unique quality. Specifically it:
- Can be regarded as a high quality development.
 - It can be regarded as a development that is unique
 - It can be regarded as a development that is well designed.

- It is a development that reflects local design policies and government guidance on design.
- It is a development that can be regarded as outstanding.
- It is a development that can be regarded as innovative.
- The design promotes high levels of sustainability.
- It is of a quality that will help raise the standard of design more generally in the area.
- It can be regarded as a scheme that is beautiful especially when compared to some developments in the area that are of a far poorer quality.

6.74 These are important material considerations to be considered in support of the revised planning application.

Sustainability Benefits

6.75 This is covered in more detail the ZMA DAS but in summary the proposed development is described and promoted as an eco-home and will achieve high levels of sustainability which is an important material consideration in its support.

Whether the Planning Application Accords with Development Plan Policy

6.76 As is set out in section 5 and at the outset of this section, whether a planning application, by reference to the proposed development it seeks planning permission for, accords with development plan policy, is the key consideration when a planning decision on that planning application is taken.

6.77 The above assessment, particularly those elements that cover planning policy on new development in Green Belt in BUDP but mainly in NPPF, confirms that the planning application and the proposed development it seeks permission for can be regarded as according with relevant policy.

6.78 Related to this and the assessment set out above, it is also our view that the core provisions of Policy H1/2: Further housing development are generally complied with.

6.79 Regarding the form, scale and design of the proposed dwelling, which we would say is acceptable, means that Policy H2/1: The form of new residential development can be accorded with. This is also the case with regard to the layout of the proposed dwelling which allows Policy H2/2: The layout of new development to be complied with.

6.80 The nature and profile of the site and the high quality layout and design of the proposed dwelling means that it won't adversely impact on visual amenity meaning that Policy EN1/1: Visual amenity and also Policy EN1/2: Townscape and built design can be accorded with.

6.81 Regarding effects of the proposed development on conservation and the natural environment the development can be regarded as having only positive effects meaning that Policy EN6: Conservation of the natural environment, Policy EN6/3: Features of Ecological value and Policy EN9/1: Special landscape areas are all accorded with.

6.82 Importantly, and by reference to the detailed case set out in earlier paragraphs of this statement, despite the application site and proposed development being located in Green Belt, the proposed development can be regarded as a legitimate Green Belt development

exception (meaning it can be treated as appropriate development), which means that Policy OL1/2: New buildings in the Green Belt can be accorded with.

- 6.83 In addition, minor policies dealing with access, car parking and transportation related elements of the proposed scheme, can all be accorded with. These are Policy HT2/4: Car parking and new development and Policy HT6/2: Pedestrian/vehicular conflict.
- 6.84 In addition, detailed design and layout guidance, and how to interpret policy, set out in the Supplementary Planning Document: Development Control Policy Guidance Note No. 8: New Buildings in the Green Belt, can also be generally accorded with. This also applies to Supplementary Planning Document 6: Alterations and Extensions and Parking Standards in Bury
- 6.85 Building on the points made above, the key benefit of the planning application and the proposed development it covers is that the development will no greater an impact on the openness of Green Belt in this locale than the site in its current firm. Indeed, arguably the impact will be less. And in this regard we have demonstrated that available footprint and volume is being used in a sensible and sustainable way.
- 6.86 Accordingly, the key factor in the application's favour, least in planning policy terms, is that it can be regarded as an appropriate development by reference to development plan and NPPF policy on Green Belt. And in this regard the proposed development can not only be regarded as representing appropriate development it can also be justified by reference to very special circumstances and it will introduce a new high quality development that will have a very positive impact on the current profile and qualities and openness of Green Belt in this area.
- 6.87 Overall, and as set out in the preceding paragraphs that make up this section of the statement, it is our strong view that the planning application can be regarded as being supportable as it generally in accordance with development plan policy and other planning policy including that set out in NPPF which is an important consideration given the age of development plan policy.

7. OVERALL CONCLUSIONS

- 7.1 The application site comprises a main building now used as a garage/store but previously stables and a collection of ancillary and complementary features associated with the use and enjoyment of the site.
- 7.2 The site currently benefits from an extant planning permission for residential in the form of a single dwelling which is of relevance to the determination of the current planning application.
- 7.3 The extant planning permission directly support the principle of developing the same residential development at the site incorporating the same design, style, scale, materiality (with some minor differences).
- 7.4 The revised proposed development under the new revised planning application is of a very high quality in terms of its layout, design, proposed use of material and general profile. The proposed siting and layout of the new dwelling has been thoroughly thought through and considered, largely to ensure that impact on the site, immediately adjoining land and properties further afield along with the Green Belt is minimal and acceptable.
- 7.5 The site is designated as Green Belt. Although Green Belt generally seeks to resist built development, particularly that which can be regarded as inappropriate, a number of uses and/or developments, depending upon circumstances, can be regarded as supportable.
- 7.6 In this instance it is considered that the principle of development for residential development is established through Green Belt exceptions, mainly Exception g) but also supported by Exception d) of NPPF which is also reflected in relevant policy of the BUDP. In addition, it is also considered that there are very special circumstances which support the planning application for the proposed development also by reference to NPPF.
- 7.7 The revised proposed development, by reference to local and national planning policy on the same, will not harm the purposes of including land in or the openness of the Green Belt. Indeed, the position on this with the proposed development in place would be better than the position that currently applies. In addition, also by reference to policy, the development will improve the character and appearance of the area and Green Belt.
- 7.8 The revised proposed development will not detrimentally impact on the amenity of neighbouring properties, nor will it have an adverse impact on the local highway network.
- 7.9 The revised proposed dwelling is of a high and unique quality and it is fully sustainable and will deliver a highly desirable new eco-home for the owners of the site who wish to live in the area.
- 7.10 Importantly and based on these assumptions and general conclusions set out above, the revised proposed development can be regarded as being generally in accordance with the development plan and the NPPF.
- 7.11 The revised planning application and the proposal it promotes, based on the case in its support set out in the statement, warrants being granted planning permission.