

Green Belt Statement



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Planning Application Ref. 73283

41 Farm Lane, Prestwich, M25 2RX

**Demolition of existing rear conservatory and shelter and
construction of single storey rear extension**

1. Introduction

- 1.1 This Green Belt Statement is submitted in support of Planning Application ref. 73283 for the demolition of existing rear conservatory and shelter and construction of single storey rear extension at 41 Farm Lane, Prestwich.
- 1.2 The house is detached and located within an area of suburban residential development. There are neighbouring houses on both sides.
- 1.3 The proposed extension has been carefully designed to be proportionate to the existing house. The extension involves utilising the spaces currently occupied by the existing conservatory and shelter and joining the two together in a single integrated rear extension which will provide a more liveable space.
- 1.4 The house has had previous extensions, all following planning application approval, clearly establishing their acceptability in Green Belt Policy terms. The proposed extension represents a net addition to the existing house in terms of volume of only 12.44%.
- 1.5 The proposed extension will not extend the built envelope of the house materially further into the Green Belt and there will be no greater material impact on the openness of the Green Belt or the purposes of including land within it.
- 1.6 This Statement will show that the proposed development complies with relevant local and national Green Belt policies.
- 1.7 This Statement should be read in conjunction with the submitted plans by Watson Saunders Associates.
- 1.8 The remaining sections of this Statement cover the following:
 - 2 The Site and its Surroundings
 - 3 Planning History
 - 4 Proposed Development
 - 5 Planning Policy Framework – Green Belt
 - 6 Conclusion

2. The Site and its Surroundings

- 2.1 The site is 41 Farm Lane, Prestwich. It is a detached house located within an established residential area which lies to the east of the M66 and the south of the M62.
- 2.2 Farm Lane is accessed via Simister Lane and includes over 40 houses. Although the house is in the Green Belt it is within a predominantly suburban setting.



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- 2.3 The house is detached, with neighbouring properties on both sides, as shown on the image below.



3. Planning History

3.1 The Council's on-line planning records show the following planning applications on the site.

51659 First floor extension at front; two storey extension at side; first floor extension at rear; increase in roof height to create second floor (amended scheme from approval 50757). Approved 04/09/2009.

50757 1st floor extension at front; two storey extension at side; 1st floor extension at rear. Approved 31/12/2008.

49892 Conservatory at rear. Approved 16/06/2008.

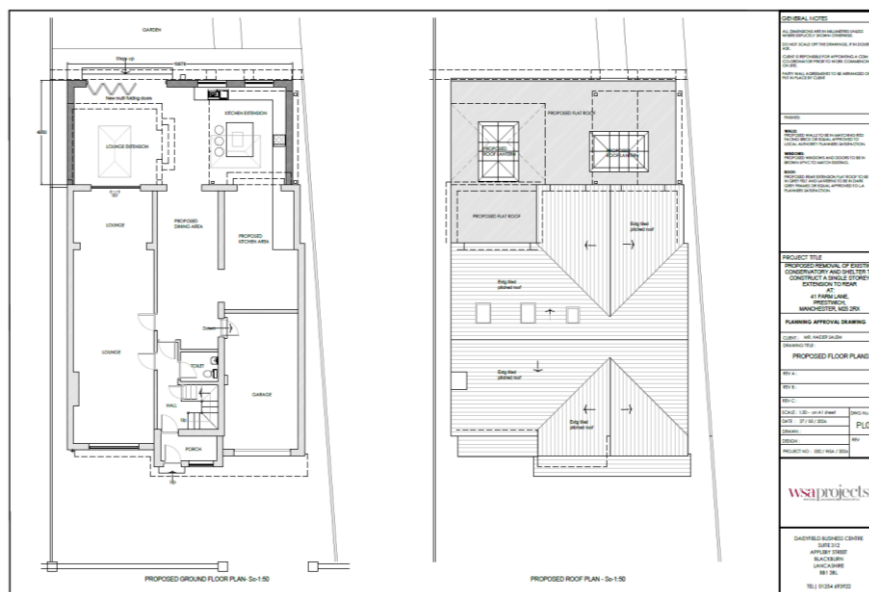
49206 First floor side extension. Approved 22/01/2008

97/33058 Porch at front. Approved 19/05/1997

94/29989 Single storey and dormer extensions at the rear. Approved 23/09/1994

4. Proposed Development

- 4.1 The proposal is for the demolition of the existing rear conservatory and the shelter which is attached to the rear elevation and the construction of a single storey rear extension.
- 4.2 The existing and proposed can be compared on the extract below from the Proposed Floor Plans and Roof Plan on which the conservatory and shelter are indicated by dotted lines. Please refer to the submitted plans for a scaleable version.



- 4.3 The plans show that the proposed rear extension will essentially just replace the two existing structures and fill the space in between them. The net change will be small in both extent and volume.
- 4.4 The volume calculations are as follows:
- Current Conservatory to be demolished - 40m³**
- Existing Ground Floor Volume (including conservatory) – 348.30m³**
- Existing First Floor Volume – 253.80m³.**
- Proposed Ground Floor Extension – 109.90m³.**
- 4.5 The volume of the shelter, which is of substantial construction with a pitched roof has not been calculated, but it is a structure which extends beyond the conservatory and therefore contributes to the existing impact of the house on the Green Belt.

- 4.6 The overall net increase in volume resulting from the proposed development, compared to the existing, and not counting the shelter as floorspace is only 12.44%.
- 4.7 The Council has granted approval for a number of extensions over the years which indicates that they were considered to be acceptable in Green Belt terms. What is now proposed is a marginal increase on the existing which have no materially greater impact on openness but will provide a better arrangement of accommodation for the family.
- 4.8 As the extension would be within a domestic curtilage in a suburban residential setting it will not have any impact on any of the purposes of including land within the Green Belt.

5. Planning Policy Framework – Green Belt

5.1 Development Plan

5.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.3 The Development Plan comprises the saved policies of the Bury UDP, adopted 1997, and Places for Everyone (PfE), adopted by Bury Council in March 2024.

5.4 The provisions of the National Planning Policy Framework (NPPF) 2024 are also relevant.

5.5 The following Green Belt policies are relevant to consideration to the proposed development.

5.6 UDP Saved Policies

5.7 OL1 - Green Belt

5.8 The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

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

5.9 OL1/2 - New Buildings in the Green Belt

5.10 The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of a number of purposes listed in the policy, including:

- limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces.

5.11 PfE

5.12 Policy JP-G9: The Green Belt

5.13 The policy repeats the five purposes of green Belts set out in the NPPF.

5.14 National Planning Policy Framework (NPPF) 2024

5.15 Green Belt

5.16 Paragraph 142 states 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.

5.17 Paragraph 143 sets out five purposes for Green Belts:

- 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.

5.18 Paragraph 154 states that development in the Green Belt is inappropriate unless one of a list of eight exceptions applies. Relevant in this case is:

- 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.

6. Conclusion

- 6.1 The site is within the Green Belt, but contained within an area of suburban residential development. The proposed development is proportionate to the existing house and would replace the existing floorspace provided by the conservatory and the space occupied by the shelter with a single integrated rear extension which will provide much more useable family accommodation.
- 6.2 The increase in volume compared to the existing house would only be 12.44% and there would be no greater impact on the openness of the green Belt or any of the purposes of including land within it.
- 6.3 It would fall within one of the exceptions set out in NPPF paragraph 154 which are deemed to be 'not inappropriate' development in the Green Belt, i.e.:
 - 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.
- 6.4 The proposed development would thereby comply with all relevant local and national planning Green Belt policies.