

## **Planning Statement**

### **Dwelling to Replace Stables and Barn**

#### **Rear 90 Watling Street Affetside BL8 3QW**

##### The Proposal

The existing house, number 90, fronts Watling Street and is attached to number 90A. There are two vehicular accesses. The one next to the house is exclusively for number 90. The other, on the far side of the bungalow known as Lynton, is shared with other dwellings. There is a large rear garden with various buildings.

At the bottom of the garden, and separated from it by a wall and gate, is a substantial stable building constructed in stone and concrete blockwork. Attached to the stable is an open barn. The stable shares its rear wall with a building which has recently been converted into a dwelling.

Both the stables and the barn would be demolished and replaced by a single storey dwelling of traditional appearance, to be constructed in natural stone and render with a slate roof.

##### Pre Application Enquiry

The site has been the subject of a pre application enquiry with advice issued by the Planning Officer on 27 September 2020. At that time it was envisaged that the stable building would be converted into a dwelling and the Council's advice was offered accordingly. The response was positive, subject to the submission and consideration of a detailed planning application.

The conversion would be difficult to achieve because of the shared rear wall and the close proximity of an existing building to the south west. It is a better solution to demolish the existing buildings and replace them with a new bungalow in a slightly different position.

Much of the Planning Officer's previous advice is relevant to the current proposal.

## Planning Policy

Relevant policies were listed by the Planning Officer including saved policies of the Bury Unitary Development Plan, supplementary planning documents and the National Planning Policy Framework.

The Bury Development Plan is still the old Unitary Development Plan. The property is within the Green Belt (Policy OL) and a Special Landscape Area (Policy EN9/1). It is within an area is search for sandstone/gritstone but future working is most unlikely.

Principle - Green Belt The Officer's response confirmed that the conversion of the existing buildings was not, in principle, "inappropriate development" and is accordance with Policy OL1/4 of the Bury UDP, subject to there being no harm to the openness of the Green Belt. The new dwelling is on previously developed land and would be similar in scale to the existing buildings which are to be removed.

Principle – Housing Bury's lack of a deliverable five year housing supply is a material factor which would support the proposal. The building is within a group of other dwellings and with existing infrastructure available.

Up to date guidance is contained in the National Planning Policy Framework which was reissued in revised form on 20 July 2021. There is increased emphasis on sustainability and good design but Green Belt guidance is essentially the same as before. Most forms of development in the Green Belt are considered to be, by definition, inappropriate with limited exceptions which are not "inappropriate".

The pre-application enquiry was supported by what is now paragraph 150a) of the NPPF. The "re-use of buildings provided that the buildings are of permanent and substantial construction" is not, in principle inappropriate in the Green Belt "provided they preserve its openness and do not conflict with purposes of including land within it".

The current planning application is supported by paragraph 150g) of the NPPF.

“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, 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”.

The stables and barn represent” previously developed land”.

The bungalow is larger than the buildings to be replaced but it is of similar scale and in a similar position. It will be screened on two sides by existing buildings with a domestic garden to the south east. The site is within an established group of dwellings, 11 in total.

There will be no harm to the openness of the Green Belt or the purpose of including land within it. I look forward to planning permission being granted.

## **DESIGN AND ACCESS STATEMENT**

### **Use**

Residential

### **Amount of Development**

One bungalow

### **Layout**

The bungalow is in a similar position to the buildings which are to be removed but it is advantageous to move it away from the shared wall at the rear and the building at the side. This gives more scope for the positioning of window and door openings. Internally, the rooms are accessed off the hallway and a central corridor.

### **Scale**

The bungalow is similar in scale to the existing buildings although the floor area is some 30% greater and the volume 58% larger.

### **Landscaping**

There is limited scope for landscaping because the bungalow will be close to the boundaries of the plot on three sides. The area in front will be a parking and turning area. A condition is anticipated requiring the submission of a landscaping scheme if planning permission is granted.

### **Appearance**

The bungalow is of a traditional design in natural stone and slate

### **Access**

Vehicular access will be from the shared access to Watling Street. There will be level (maximum 1:12) access to the front door.

**Lifetime Homes**

Door widths will allow access by wheelchairs. Switches, sockets and door and window handles will be positioned at a height where they can be easily reached. There will be an accessible toilet on the ground floor.

**Protected Species**

A recent survey (copy enclosed) has confirmed the absence of bats. There is potential for nesting birds. Any work will be carried out outside the nesting season.

**Sustainable Drainage**

Foul drainage will be to a private treatment plant. Surface water drainage will be to a soakaway connected to a soakaway.

**Waste Disposal**

Coloured bins for waste and recyclables will be located at the side of the bungalow and moved to the front on collection days.

**Contaminated Land**

It is anticipated that a condition will require a desk top study to be submitted if planning permission is granted.