

## **PLANNING STATEMENT**

### **PROPOSED EXTENSIONS**

#### **Birchen Bower Farm, Harwood Road, Tottington**

##### The Proposal

Birchen Bower Farm is a detached house surrounded by associated agricultural land in the family's ownership. Construction is in stone with a slate roof. Access is by a private road from Harwood Road to the north.

After years of disuse planning permission (number 01/38360) was granted for the resumption of residential use in September 2002. A planning condition removed permitted development rights for extensions.

In July 2017 planning permission (number 61563) was granted for conversion of the attached barn to residential use, a two storey extension and a detached garage/workshop. The change of use has taken place and the extension erected but the garage/workshop has not been built.

A conservatory has been erected at the rear of the house. It is now proposed to remove this and replace it with a larger single storey extension.

If planning permission is granted, a garage with a greater footprint will be built in a similar position to the approved garage. It is also intended to create a first floor games room/gym within the roof space and to link the building to the house with a corridor.

## Planning Policy

*Bury Unitary Development Plan* is still Bury's development plan although it was adopted as long ago as 1997.

UDP policy H2/3 states that applications for house extensions will be considered with regard to factors that include "the size, shape, design and external appearance of the proposal" and the character of the property in question and the surrounding area".

UDP policy OL1/2 states that new buildings in the Green Belt are "inappropriate development" with exceptions that include "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". Inappropriate development needs to be justified by the applicant demonstrating "very special circumstances".

*The National Planning Policy Framework* has been revised.

- It confirms that "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open".
- Inappropriate development is by definition harmful to the Green Belt and must be justified by proving "very special circumstances".
- Exceptions to inappropriate development include "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". It is a rule of thumb that extensions should not add more than one third to an existing dwelling without special circumstances being demonstrated.

### Justification for Approval

The original building had a floor area of 278 square metres and a volume of 1210 cubic metres, including the single storey out building that has been demolished. The extension added a net floor area of 35 square metres and a volume of 63 cubic metres. Although a Design and Access Statement was submitted, planning permission was granted without a statement addressing Green Belt issues.

The existing conservatory has a floor area of 9 square metres and a volume of 24 cubic metres. The replacement single storey extension will have a floor area of 21 square metres and a volume of 60 cubic metres.

The proposed garage, games room and link corridor will have a floor area of 162 square metres and a volume of 487 cubic metres. An existing timber building and storage container with a floor area of 30 square metres and a volume of 100 cubic metres will be removed.

The combined floor area of the original house and the elements that have been or will be removed is 327 square metres. The volume is 1302 cubic metres.

The total floor area that has been or will be added is 176 square metres, i.e. the extension that has been built, the new single storey rear extension, the garage/games room and link corridor. The volume is 547 cubic metres.

The combined extensions equate to 55% of the existing floor area and 42% of the volume of the original house and the removed structures. This is in excess of what is normally considered to be “appropriate development “and therefore Very Special Circumstances need to be demonstrated.

The single storey extension is larger than the conservatory that is to be replaced but in itself will not breach the 33% size guidance.

The garage and games room are proportionate to the farmhouse and its rural setting. Many farms have a range of buildings as well as the house. The extension is in scale with the house and will have matching design and materials. It will be built instead of a smaller garage which already has planning permission and in a similar location

The house is surrounded by land in the applicant's ownership and there are no immediate neighbours. The adjacent public footpath will not be affected.

The extensions will not harm the openness of the Green Belt and it is urged that planning permission be granted.