



SMD3-let-04

7th October 2024

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

f.a.o Joss Simpson

Dear Joss,

261 Stand Lane, Radcliffe, M26 1 JA
Your Reference 71169

We refer to your email dated 25th September requiring additional information regarding volumes in relation to paragraph 143 of the National Planning Policy Framework (NPPF).

Calculations show that the volume of the original dwelling was 686.7cu.m.
The volume of previously approved extensions (including a two storey part) is 171.5cu.m.
Adding to this our new proposal for a garage is 192cu.m.
So the total cumulative volume over and above the original equates to 363.5cu.m.
I.e. An increase of 52.9%.

Taking account of your concerns we have now reduced the ridge height of our proposal on the revised drawings, revisions A, and reduced the volume of the proposed garage to 179.4cu.m.
This reduces the cumulative volume over and above the original to 51%.

Note that there is also an existing structure towards the site frontage which we will be removing in order to landscape the garden, which has a volume of 36cu.m.
If this is taken into consideration, the net increase in volume over the site would reduce to 143.4cu.m which is 45.8% over and above the original volume.

We cannot hide the fact that our proposal is in excess of the generally accepted 33.3%, so we must consider the reasoning behind the aims of the Green Belt.

Paragraph 143 of the NPPF states that any impact on the openness must be considered subject to individual merits of each scheme, so long as the openness of the Green Belt is maintained.

The purpose of the Green Belt is noted in blue as follows:

a) **To check the unrestricted sprawl of large built-up areas.**

Our proposal for a garage attached to the current main house, so that any development is contained within the mass of the existing. The current sprawl noted as storage on our block plan is to be removed.

b) To prevent neighbouring towns merging into one another.

The current ribbon of urban development which runs along both sides of Stand Lane, comprises 7 houses on the north-east side (Chapel Field) and 22 houses on the south-west side (Outwood Gate).

These were already built when the Green Belt was introduced and demarked with a blanket of green which crosses the lane itself.

c) To assist in safeguarding the countryside from encroachment.

As already noted, our intention is to concentrate development in a single cluster, rather than sprawling into the front garden area. We also propose to replace the current storage unit with landscaping to enhance the adjacent countryside.

d) To preserve the setting and special character of historic towns.

Of no relevance in this particular case.

e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Of no relevance in this particular case.

You will note that approval for a new garage was granted during March 2014, in the same location and with the ridge height equal to the main house (your reference 57064).

By reducing the ridge height by around 300mm on our revised drawings, our proposal will be subservient to the original house and not seen from outside the property.



Storage area on the frontage

Our intention is to remove the existing storage unit on the site frontage and create a landscaped area to balance with the garden area on the opposing side of the entrance gates.

This will enhance the quality of landscaping, in line with the aims of the NPPF.



Landscaped front garden on the opposing side of the entrance gates

By increasing the landscaping around this property, it will allow us to create a stronger link between the two parts of the Green Belt, demonstrating a very special circumstance in line with paragraph 143.

We also note that several properties along this ribbon of urban development have gained consent for extensions which are well over the accepted percentage, so we trust our proposal will be seen in similar light.

Let us know if you need anything further.

Yours sincerely,

Gary Dearden