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**THE BUNGALOW
SIMONSTONE LANE
SIMONSTONE**

GREENBELT CONSTRAINTS STATEMENT

Greenbelt Constraints statement

This statement supports a planning application for the extension and alterations to 'The Bungalow' on Simonstone lane, which lies within designated Green Belt (see figure 1). The purpose of this statement is to demonstrate how the proposal aligns with the Planning Policy Framework and greenbelt standards. It will demonstrate how the proposal does no harm to openness, character or permanence of the greenbelt.

Site and History

The existing property is a modest single-storey bungalow originally constructed as a small dwelling pre-1948, subsequently, it was extended during the 1970's with additions to both the East and West sides which includes a garage and enlargement of the kitchen/dining space. These additions reflect the diminutiveness scale of the original bungalow. Both extensions remain proportionate in size and in keeping with the characteristics of the original site and context. The bungalow is not isolated as it is located amongst a number of other large, detached properties, including the recently converted Everton's Barn. The bungalow sits within its own grounds surrounded by a spacious garden.

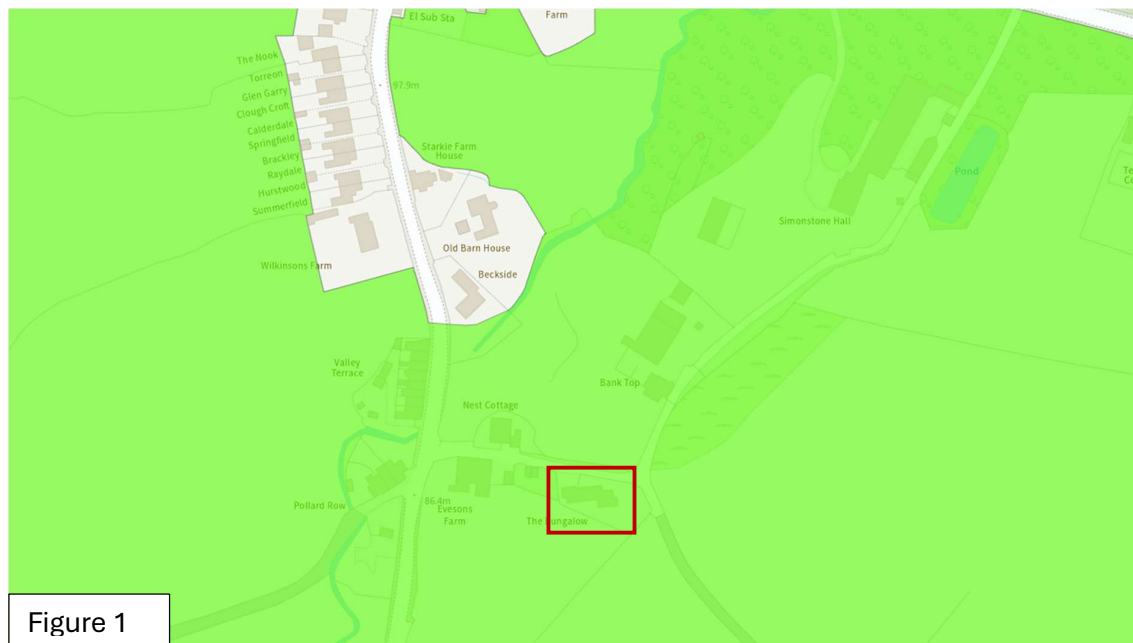


Figure 1

Proposal

This proposal seeks to remodel the existing property making it more efficient and comfortable internally while extending upwards and effectively creating new first floor areas. The extensions and addition of modest dormers will provide more usable space for the occupants while also referring to the original character of the property. The proposal is confined to the existing footprint to maintain the openness of the greenbelt.

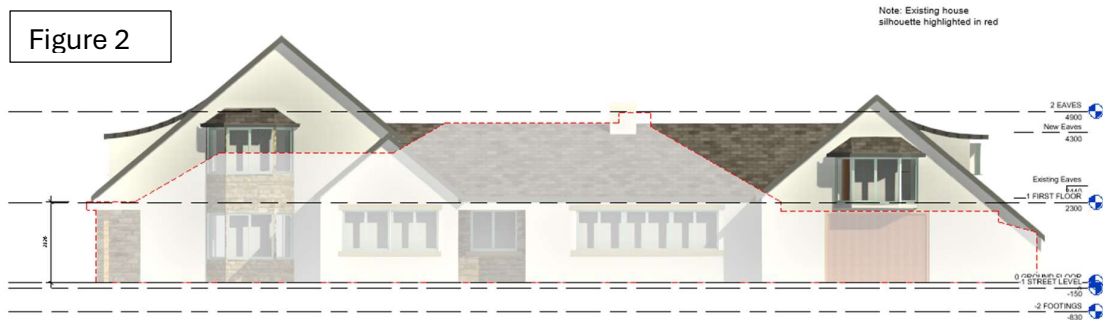
Compared to the current property, the uplift is modest in scale and remains proportionate to the site and surrounding dwellings. Changing the roofline will not affect the openness of the Green Belt as it does not encroach into the undeveloped land and the overall built form is contained within the existing domestic curtilage of the site.

The proposal introduces pitched roofs, dormers and bay windows which will overall contribute to the coherence and increase its architectural character in order to improve the overall appearance. This remodel only extends laterally and will bring the property up to modern living standards thereby excluding the need for further development on this site, safeguarding the openness of the greenbelt.

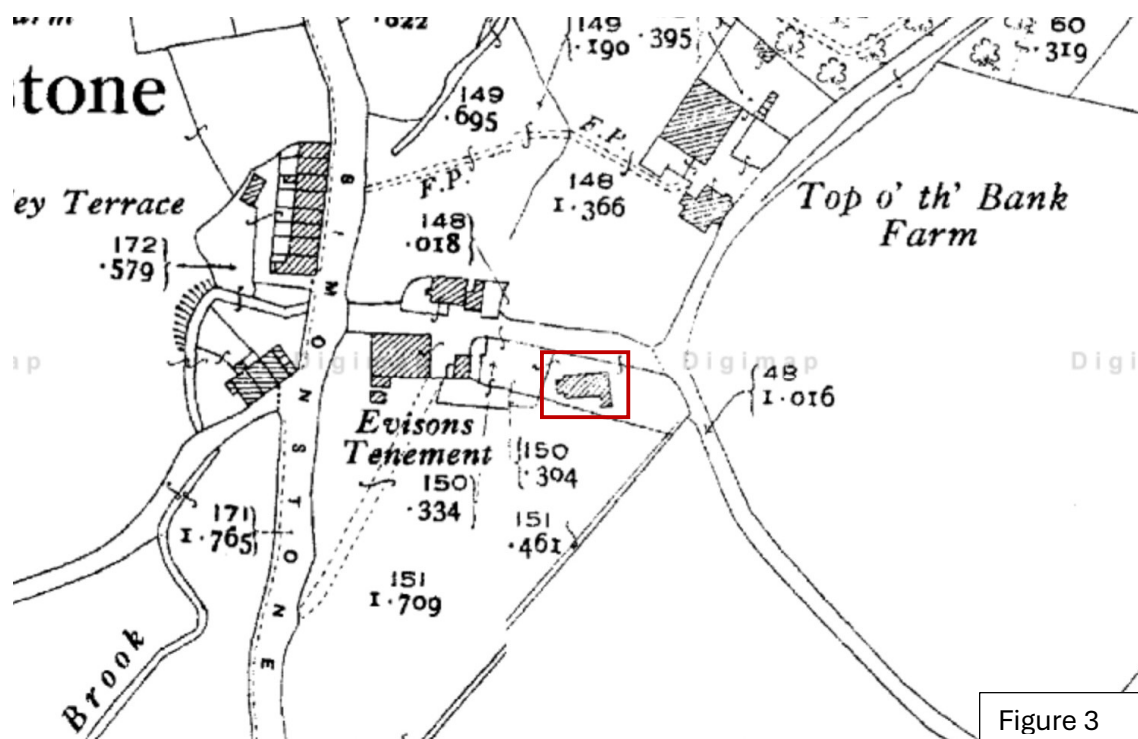
The volume increases from 611m³ to 883m³ representing an uplift of around 45% relative to the existing property. The increase is modest and proportionate while remaining within the envelope of the site. Figure 2 is a visual representation of this increase, the existing building is outlined in red. It is evident that the proposal demonstrates a volume increase to the original dwelling which stood at 300m³ (There are very little historical records available for this property, This figure is the absolute minimum we can estimate, see figure 3). However, figure 2 shows that the effect on openness in conjunction with the fact that there is no expansion of

the footprint would not be so significant that it would cause harm to this part of the Green Belt. Given the diversity in size of the existing dwellings surrounding the site and considering the current property, the character gain and architectural significance would out way any change to the Green Belt. Alongside this, the externals of the property on the ground floor level will remain unchanged retaining biodiversity on the site. Prominent views from the site will have very little interruptions especially given there is no loss of view from the neighboring residents.

In regards to planning for climate change, the proposal takes a proactive and adaptive approach to planning for the future. The proposal incorporates solar panels and integrates sustainable energy techniques to increase the performance of the existing property. This considers long-term living conditions and works towards the carbon zero goal for the future. It ensures the future health and resilience of the property meaning the frequent use of non-renewable energy sources is diminished.



As well as no change to the footprint of the property, the proposal retains the materiality. This includes white K render for the main body of the exterior, carefully detailed stone cills and code 5 lead sheathing for the dormer roofs to maintain the period look. The proposal also ties in elements from the other properties on Simonstone Lane such as subtle stone details. This will lessen the visual intrusion. There will also be an introduction of sustainability within the addition of solar panels.



Policy Context

The national Planning Policy Framework (NPPF, 149 (C)) permits the extension or alteration of buildings in the Green Belt provided these do not result in disproportionate additions over and above the size of the original building. Policies EN2 and DMG2 of the Core Strategy reflect this approach, seeking to restrict inappropriate development while supporting modest, well-designed schemes that respect character and setting.

In this case, the proposal meets these tests. Firstly, the unchanged footprint means there is no encroachment into open, undeveloped land ensuring spatial openness is preserved. Additionally, the proposal puts forth a minimal height increase. The accommodation is contained within the extended roof space. This poses no threat to visual openness compared to a traditional two-story development.

As well as respecting the openness of the area, the proposal is design sensitive. The use of sympathetic materials reflects local vernacular traditions. Within its context, surrounding properties include large, multistory dwellings and barn conversions, many of which have seen significant alterations. The proposal is modest by comparison. Furthermore, the property sits within its own plot with generous separation to neighboring dwellings. In turn, there will be no loss of light, overshadowing or overlooking of the neighbors. To add to that, the scheme makes efficient re-use of the existing structure, upgrading substandard accommodation without the need for demolition or encroaching into free land.

Very special circumstances

Although the property has been extended in the past, there has been numerous considerations which weigh strongly in favor of granting planning permission.

1. Substandard original dwelling - The bungalow was unusually small at the time of its construction meaning the previous additions were necessary to make the dwelling comfortable. The proposal respects the original concept of a modest yet refined space and meets modern living requirements without excessive enlargement.
2. Fall back under Permitted Development – Alternative extensions or development may be carried out under the Permitted development rights. They may be less sympathetic of visual impact than the carefully designed scheme proposed now.
3. Character enrichment – The replacement of existing incongruous characteristics as well as the addition of more visually pleasing elements will add to the character of the property.
4. Consistency with surrounding context – The existing area is characterized by large dwellings many of which have had development themselves. The proposal will remain modest in context of the lane and maintain consistency.
5. Sustainability – The proposal makes intelligent use of loft space and avoids demolition of the existing property due to the proposal being contained within the building footprint, limiting land consumption.