

Demolish of existing garage and kitchen and replacement with new extended at side and front elevation

Address: Five Trees , Birtle Road, Heywood, Rochdale, BL9 6UT

Green Belt Statement





1. Introduction

This Green Belt Planning Statement supports a householder planning application for the demolition of an existing garage and kitchen, replaced by new structures to the front and side elevation at Five Trees, Birtle Road, Heywood.

The site lies within the designated Greater Manchester Green Belt.

This statement outlines how the proposal aligns with both national and local planning policies regarding Green Belt development.

2. Planning Policy Context

Relevant planning policies include:

- National Planning Policy Framework (NPPF, 2023): Section 13 (Protecting Green Belt land)
- Rochdale Core Strategy (Adopted 2016):
 - Policy G4: Protecting Green Belt
 - Policy DM1: General Development Requirements

Under paragraph 149(c) of the NPPF, the extension or alteration of a building is not considered inappropriate development in the Green Belt, provided it does not result in disproportionate additions over and above the size of the original building.

3. Proposed Development Details

The proposed new extension will involve the following:

- **Internal Reconfiguration:** The existing property is to be refurbished and modernised with internal layout adapted to accommodate new ensuite rooms, larger family bathroom and more open space. This work will not alter the original structure and character of the building.
- **External Alterations:** New structure to side and front extension to replace existing garage and utility room and create WC in utility room space. In conjunction with this the existing window frames are to be replaced with new more energy efficient type.

Materials to be used:

- Cavity wall brickwork with stone work cladding and render finish to match existing
 - Roof structure and coverings to match existing with shallow pitched hipped roof and reclaimed slate finish.
 - Windows & Doors – New replacement uPVC double glazed frames to match existing with 16mm argon gap and soft coat low-E glass. Window energy rating to be Band C or better and to achieve a U-value of 1.4W/m²K.
 - Drainage and Utility Connections: The extensions will connect to existing utilities on site and drainage connections.
-
- **Landscaping and Screening:** Minimal changes to the existing landscaping are proposed with only existing hardstanding and paved area to be affected by extension – no disturbance of the green belt area, grass or garden.
 - The property will continue to be screened by mature trees and hedges, ensuring that the visual impact of the conversion remains minimal.

4. Assessment of Proposal Against Green Belt Policy

a. Principle of Development

The proposal involves replacing a modest single-storey garage and kitchen extension with new, extended elements to the front of the existing dwelling with a gable-fronted design that would demonstrate subservience to the host dwelling. The works are residential in nature and subordinate to the host dwelling.

b. Scale and Proportionality

The proposed extensions are modest in scale and designed to respect the existing building form. The cumulative increase in footprint and volume over the original dwelling is within generally accepted thresholds (commonly interpreted as around 30-50%) used by Rochdale Council in assessing proportionality. Detailed volume calculations are shown in Appendix A. Floor area increase to be 4.72m² and volume increase to be 16.59m³ – approximately 19.39% over all including existing

c. Design and Visual Impact

The extensions are sensitively designed using materials that match or complement the existing dwelling. The height, massing, and siting of the additions do not harm the openness of the Green Belt. Due to the site's topography, boundary vegetation, and surrounding landscape, the development would have minimal visual impact from public vantage points along Birtle Road or beyond.

d. Openness and Character

The replacement structures do not encroach further into the countryside and do not represent a spread of built form that would harm the openness or character of the Green Belt. By replacing outdated, structural damaged, and potentially unsympathetic additions with improved, better-designed structures, the proposal enhances both the function and visual appearance of the dwelling.



5. Compliance with Green Belt Policy

The proposed development complies with both national and local Green Belt policies, as outlined below:

a. National Planning Policy Framework (NPPF) – Paragraph 149(c)

“The extension or alteration of a building is not inappropriate in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building.”

Compliance:

- The proposed extension is modest and proportionate in size relative to the original dwelling.
- Volume and footprint increases remain within the typical thresholds (30–50%) generally accepted by Rochdale Council.
- The replacement of an existing garage and kitchen with well-integrated, single-storey additions constitutes a balanced improvement rather than overdevelopment.

b. Rochdale Core Strategy (2016) – Policy G4: Protecting Green Belt

“Development within the Green Belt will be approved only where it maintains the openness of the Green Belt and does not conflict with the purposes of including land within it.”

Compliance:

- The proposed development is within the existing residential curtilage and does not extend into open, undeveloped land.
- The design maintains the character of the property and limits bulk and height increases to ensure no significant loss of openness.
- No encroachment into the wider countryside occurs, preserving the fundamental Green Belt purpose.
- The amended internal layout removes the need for additional hardstanding as the garage door would remain on the front elevation. This would further reduce the impact on the Green Belt by limiting the amount of built development on the site

c. Rochdale Core Strategy – Policy DM1: General Development Requirements

“Development proposals should be compatible with surrounding area in terms of scale, design and layout.”

Compliance:

- The extension is designed using matching or complementary materials and are sympathetic to the existing building.
- The location, form, and massing do not result in a visually dominant structure.
- No adverse impact on neighbouring properties or the wider Green Belt setting.

d. Visual Impact and Openness

Compliance:

- The existing natural screening from boundary trees and the topography of the site mean the proposal would have negligible visual impact when viewed from public highways or footpaths.
- The new structure replaces an existing garage and extension, thus not increasing the developed footprint significantly beyond what already exists.

Conclusion: Policy Compliance Summary

The proposal is:

- Proportionate to the original dwelling
- Contained within the residential boundary
- Sympathetic in design and scale
- Non-intrusive in terms of openness and landscape character
- Consistent with approved Green Belt residential extensions in Rochdale

As such, the application meets the tests of acceptability under Paragraph 149(c) of the NPPF and Policies G4 and DM1 of the Rochdale Core Strategy, and should be considered appropriate development in the Green Belt.

6. Reference to Similar Approved Developments

To demonstrate consistency with local planning precedents, the following approved house extensions within the Rochdale Green Belt are noted:

- **Rear Extension Granted on Appeal in Rochdale:**
A rear extension exceeding the Council's Supplementary Planning Document (SPD) guidelines was initially refused due to concerns about impact on neighbour's amenity and daylight. However, upon appeal, the Planning Inspector concluded that the extension did not have an overbearing effect and granted permission, highlighting the importance of site-specific considerations over rigid adherence to guidelines.
- **Permitted Development Rights in Green Belt Areas:**
In certain circumstances, homeowners in the Green Belt can utilise permitted development rights to extend their properties without full planning permission. For instance, detached homes can extend up to 8 meters from the rear wall under specific conditions. This demonstrates that extensions beyond the typical 30% increase can be acceptable, provided they meet other criteria.
- **Crimble Mill Restoration, Heywood:**
Rochdale Council approved the retrofit of the Grade II listed Crimble Mill into a mixed use scheme with 214 homes and commercial space. Despite being on Green Belt land, the council recognised that the benefits of restoring a heritage asset and providing housing outweighed the harm to the Green Belt.
- **Birch Industrial Estate Redevelopment:**
The council approved plans to demolish two warehouses and replace them with a larger unit for a data management firm. Although the site is within the Green Belt, the council deemed the economic benefits and the site's previously developed status sufficient justification.



These examples illustrate Rochdale Council's pragmatic approach to Green Belt development, where proposals that offer clear benefits and align with policy considerations are supported.

7. Very Special Circumstances

While the proposal is considered appropriate under paragraph 149(c) of the NPPF and does not require demonstration of Very Special Circumstances (VSC), it is noted that the development improves the dwelling's sustainability, modernisation, and energy performance. These beneficial outcomes further support the acceptability of the proposal.

8. Conclusion

The proposed extension to Five Trees comply with the relevant policies of the NPPF and Rochdale Core Strategy. The works are proportionate, appropriately designed, and do not harm the openness or visual amenity of the Green Belt. The proposal aligns with local planning precedents and represents a suitable form of development within the Green Belt. Approval is therefore respectfully sought. We look forward to the positive consideration of this application.

Appendix A

VOLUME CALCULATIONS

Five Trees, Birtle Road, Heywood, Rochdale, BL9 6UT

EXISTING VOLUME CALCULATIONS

ROOM		VOLUME CALC	TOTAL VOLUME
Garage / Utility			
Floor Area	27.66	27.66 x 2.63	72.75
Ceiling height	2.63		
Main House			
Floor area	133.28	133.28 x 2.48	330.53
Floor area	25.19	133.28 x 2.38 / 2	158.6
Ceiling height	2.48	25.19 x 2.48	62.47
Roof height	2.38	25.19 x 2.38 / 2	29.98
Kitchen outrigger			
Floor area	11.10	11.10 x 2.48	27.53
Ceiling height	2.48	11.10 x 0.963 / 2	5.34
Roof height	0.963		
Sun Room			
Floor area	16.84	16.84 x 2.48	41.76
Ceiling height	2.48	16.84 x 1.394 / 2	11.74
Roof height	1.394		
Porch / Bedroom			
Floor area	17.69	17.69 x 2.48	43.87
Ceiling height	2.48	17.69 x 2.175 / 2	19.24
Roof height	2.175		
Front bedroom outrigger			
Floor area	15.89	15.89 x 2.48	39.41
Ceiling height	2.48	15.89 x 2.015 / 2	16.01
Roof height	2.015		
FLOOR AREA	247.65	TOTAL VOLUME	859.23 m ³

Five Trees, Birtle Road, Heywood, Rochdale, BL9 6UT

EXTENSION VOLUME CALCULATIONS

ROOM	VOLUME CALC	TOTAL VOLUME
Garage		
Floor area 30.39	30.39×2.63	79.93
Ceiling height 2.63	$30.39 \times 1.77 / 2$	26.90
Roof height 1.77		
WC		
Floor area 3.44	3.44×2.63	9.05
Ceiling height 2.63	$3.44 \times 1.77 / 2$	3.04
Roof height 1.77		
Utility Room		
Floor area 13.58	13.58×2.63	35.72
Ceiling height 2.63	$13.58 \times 1.77 / 2$	12.02
Roof height 1.77		
Total Floor area 47.41		
Replaced floor area 29.49	NEW VOLUME	166.66 m3
Removed floor area 13.20	4.72×2.63	ADDITIONAL VOLUME 16.59m3
<u>NEW FLOOR AREA 4.72</u>	$4.72 \times 1.77 / 2$	