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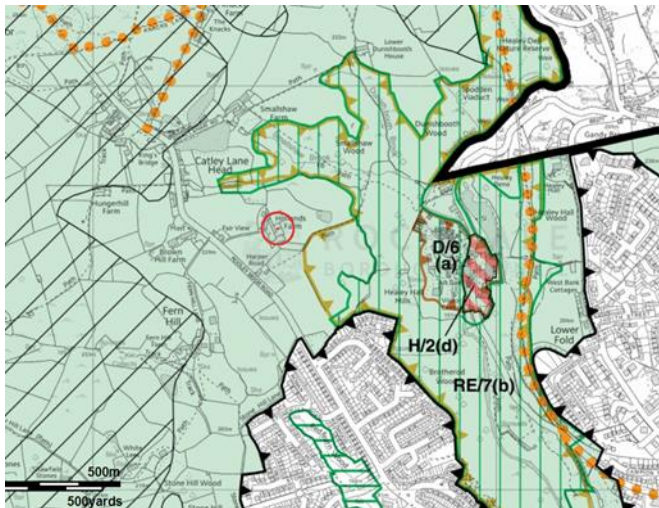
Date: August 2024

Our ref: 24.3388
Your ref:

Green Belt Impact Assessment

Application Type: Householder Application
Proposal: Proposed Single storey rear extension and front Porch Canopy.
Location: Holland Farm, Fairview, off Rooley Moor Road, Rochdale

Holland Farm, Fairview, off Rooley Moor Road, Rochdale sits in the Greenbelt, Rochdale Borough Council.



The proposed development is for the demolition of an existing upvc rear conservatory and front porch upvc conservatory and the construction of a stone and oak timber frame, single storey rear extension

The development enhances the existing dwelling through the removal of out of keeping, upvc additions and a replacement thermally efficient, stone and timber frame rear extension. The Extension allows the family to enjoy the view of the garden and rear scenery from inside the dwelling as the existing rear conservatory is too cold in the winter and too warm in the summer with a more open aspect from the extension rather than the existing, dark Kitchen.

The development uses a mixture of matching features and modern features, stone heads, cills, jambs to match existing and large timber frame glazing for the occupier to benefit from the greenery surrounding the dwelling.

The development increases the volume of the existing property by 1%, the extension is to the rear of the property unseen from the approach to the property on Fairview the extension is hidden by the existing dwellings.

·Existing Volume –

- Original Dwelling Volume 420m³
- Two Storey Extension Volume 118m³
- Single Storey Extension Volume 117m³
- **Front and Rear Conservatory Volume 102m³**
- **Current Dwelling Volume 757m³**

Proposed Volume –

- Original Dwelling Volume 420m³
- Two Storey Extension Volume 118m³
- Single Storey Extension Volume 117m³
- **Proposed Single Storey Rear Extension Volume 108m³**
- **Proposed Dwelling Volume 763m³**

Volume percentage increase - 1%

The proposed rear extension will not cause harm to the greenbelt, the footprint of the extension is 3m² larger than the existing upvc conservatory type additions and replaces a poor, out of place rear conservatory. As the extension replaces an existing structure and utilises existing hardstanding, it will not create spread or negatively affect the openness of the greenbelt. The design of the extension is of a high standard, the increase in volume of 1% and potential harm of this 1% is outweighed through the removal of previous poor additions and the construction of a well-designed, fully useable and thermally efficient rear extension.