

Green Belt Statement

The partial demolition and conversion of the existing kennels and cattery into five dwelling houses including the removal of the existing roofs and construction of new roofs together with the construction of a detached dwelling. Excavation of ground levels and deposition of spoil and construction of stone gabion boundary wall including diversion of footpath.
Springbank Luxury Boarding Kennels, Birch Hill Lane, Wardle, OL12 9LZ. (Part retrospective)

POLICY

In respect of the Green Belt, The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The purposes of Green Belt are:

- to check unrestricted sprawl;
- prevent neighbouring towns merging;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns;
- assist in urban regeneration

The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) 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;**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:**
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The erection of the detached dwelling has already been established under the previous planning approval and there will therefore be no greater impact on the openness of the Green Belt in this respect.

It is submitted that the proposal complies with criteria c) and g) above and the following is a comparison of existing and proposed floor areas and volumes.

Kennels and cattery

Existing footprint gross external area - 398 m²

Proposed footprint gross external area - 307.50 m²

Reduction in footprint - 90.50 m² = 22.74%

Existing volume - 1409 m³ (measured at finished floor level)

Proposed volume - 1584 m³ (measured at finished floor level)

Increase in volume - 175 m³ = 12.40%

The detached dwelling footprint and volume is unchanged from the previous approval and as such would not affect the openness of the Green Belt to any further extent.

It is clear therefore that the proposal does not exceed the generally accepted increase of 35% in volume or footprint for development in the Green Belt and will thus not be disproportionate and will not materially affect the openness of the Green Belt. The slight increase in height of the buildings is counterbalanced by the demolition of part of the existing buildings which in effect opens up the view between the retained buildings improving the 'openness'.

Just a few points

thanks Joe Springbank