

Planning and Greenbelt statement in relation to proposed change to residential use and relocation/rebuilding of existing garage

Burnedge House,

Off Broad Lane,

Rochdale.

Context: -

A.J.Cocker Associates have been instructed to prepare a planning submission for the demolition of an existing timber garage/storage building and the construction of a new detached building to form garaging/garden storage including a small home office.

The main residential property is adjacent to an unmade access road off Broad Lane and comprises a private dwelling house. The site is bounded by open fields to the north, being screened by mature tree planting. Boundaries to the northeast and southwest are formed by residential properties, many converted from former farm buildings, and some outbuildings connected with previous farming use.

A planning application for a similar proposal in relation to the demolition and rebuilding of the garage was refused by the council in 2020. The current proposal seeks to address some of the issues raised in connection with the previous scheme and to provide a much-needed home office space for the current residents as their working patterns have changed in recent months.

In preparing this submission we have taken account of advice contained in the pre-application response reference: - PREAPP/00029/22 and subsequent discussions with the planning officer.

Proposal: -

Garage/Home office

There are a number of properties situated along the unmade track accessed off Broad Lane, all of which form an attractive group consisting of locally important buildings and listed buildings and a number of buildings which have recently been converted to form residential accommodation.

The existing timber framed, and clad garage/storage building is located within the applicant's ownership, land which, along with surrounding areas is designated greenbelt. The current building comprises a timber framed building with horizontal timber boarding. There are two double doors forming access to the building which face east, incorporated in these doors are a number of glazed lights. In addition, the elevation facing northwest, visible from the open area of the greenbelt, incorporates a row of glazed windows across the whole elevation, which have now been boarded over for reasons of security. The roof is pitched along the ridge which runs from front to back, forming gables to the east and west facing elevations. The roof is covered with corrugated roof sheeting.



Image of western elevation of existing garage/store showing boarded up windows and to give a general impression of the construction of the building.

Development along the unmade track is generally restricted to the immediate margin of the track and within the application site there is a rather well defined 'line' between the buildings which comprise the residential development and the main area of open greenbelt land. The current timber building is located on the northern side of this perceived boundary between the buildings and the open greenbelt and as such conflicts with the general openness of the greenbelt beyond this line. The proposal is to demolish the existing timber framed and clad garage building and construct a new building, located further to the southeast, to provide a continuation of the existing garaging/garden storage facility serving the dwelling. There are extensive open areas of land/garden associated with the subject property, and its proper maintenance depends on the use of many gardening tools, mowers etc. It is important that these can be stored in a secure and properly watertight building to ensure their long-term use and protection.

Setting the proposed building further south, towards the access road, with the rear elevation in line with the general alignment of the existing developed area therefore reinstates and preserves the openness of the greenbelt to the north. This proposal therefore not only contributes to maintaining the openness of the greenbelt by its relocation it also enhances the area by the replacement of a feature constructed of inappropriate materials with one in keeping with the surrounding properties.

In addition, in recent months the applicants working patterns have changed considerably such that there is an increasing need to work from home. Therefore, it is proposed to form a small home office at the rear of the proposed building to provide a working environment detached from the family home. The general arrangement of this proposal is outlined on the submitted drawing.

The proposed building will be constructed using natural stone as a facing material for the external walls subject to local authority consent. Roofs will be finished in natural slate, again to local authority approval. The use of such materials will enable the proposal to preserve the general nature of the built environment which comprises older/historic properties.

Historically the area between the existing garage and the access track, and land to the south to the boundary with the adjoining property has been used as an access/circulation area. The current submission seeks to bring this area of the site within the residential curtilage of the existing dwelling.



Plan identifying the features discussed in the statement showing the detrimental effect the existing garage/storage building has on the openness of the green belt.

Summary: -

This proposal provides benefits in terms of providing additional accommodation to serve the existing dwelling enabling the occupiers to continue to work within a changing environment. Relocating the proposed garage/home office building further south than the existing garage will maintain and enhance the openness of the greenbelt in this location. Currently this part of the site provides access and circulation areas for vehicles and informal storage. Therefore, the proposed building will serve to regularise this part of the site and provide secure and weathertight storage space connected to the dwelling. Additionally, the traditionally designed proposed building, constructed of natural materials matching the existing house and surrounding buildings would benefit the immediate built environment by the removal of an existing structure out of character with its surroundings.

Therefore, we feel that the proposal would not be detrimental to the openness of the greenbelt. In fact, the proposal enhances the perceived openness of the greenbelt by the relocation of a similar sized building within the perceived developed area running alongside the access road off Broad Lane.

In this regard we would hope the council would feel it appropriate to support this proposal when a full planning submission is lodged.

Prepared by;

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