

Green Belt Statement

25/07/2024

ADDRESS

Whittlefold Farm,

Whittle Lane,

Birch,

Heywood,

OL10 2RD

Proposal

Erection of self-build dwelling at Whittlefold Farm

1.0 APPLICATION SITE

1.1 This application site relates to a parcel of land to the east of Whittle fold farm currently host to a 130 square metre agricultural building within designated greenbelt land, as defined under saved UDP policy G/D/2.

2.0 PROPOSED DEVELOPMENT

2.1 This application seeks permission for the demolition of the existing agricultural building to facilitate the erection of a 2-bedroom self-build bungalow.

2.2 The dwelling would face south-east on to the adjacent unadopted highway and access to the plot would be via the existing gate along the southern boundary strip.

2.3 To reflect local vernacular, the design of the dwelling would follow existing housing typologies within the immediate setting. The dwelling is to be comprised of red brick, grey roof tiles, and black UPVC fittings to match the existing surroundings.

3.0 GREEN BELT CONSIDERATIONS

3.1

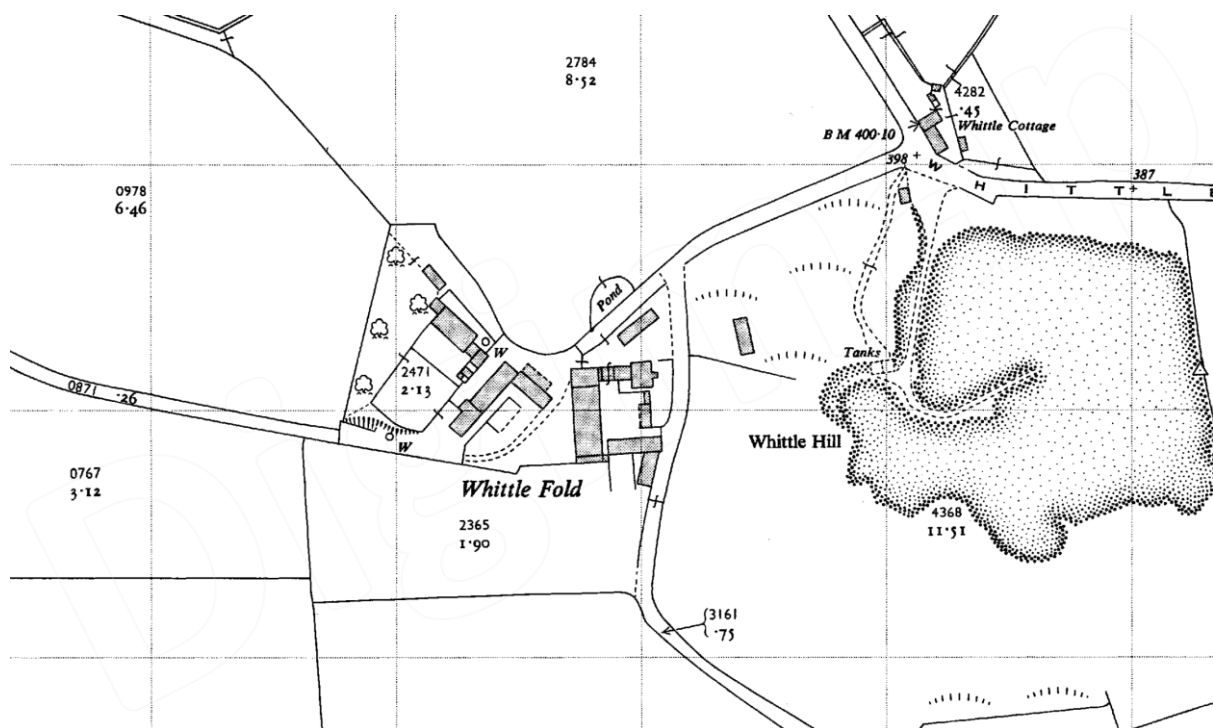


Figure 1: Historical map 1950

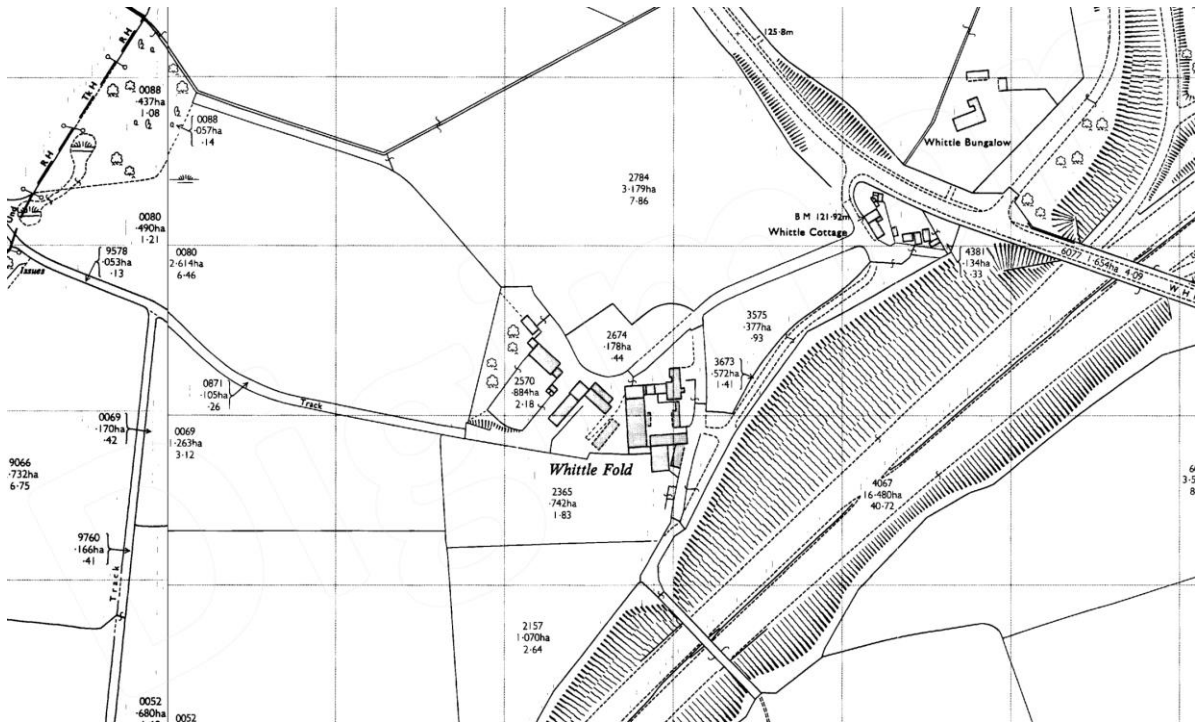


Figure 2: Historical map 1970

3.2 The above historical maps, predating both 1950 and 1970, do not indicate a dwelling has ever been present on site. However, planning permission was granted circa 1999-2000 for the erection of a 130 square meter agricultural building.

3.3 The new dwelling proposes an overall footprint of 159 square meters, proposing an L shaped dwelling marginally larger than the existing footprint, inclusive of the extension to the northwestern elevation.

3.4 Whilst a dwelling has never been present on site the current agricultural building is taken into consideration as to not present any harm to the greenbelt. The scale of the dwelling has been designed to closely align with the existing used floor space, given this was what was deemed appropriate by Rochdale Borough Council when planning was originally applied for.

4.0 RELEVANT POLICY

4.1 Paragraph 142 of the NPPF states, the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do 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;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 45
- 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.

4.2 The places for everyone joint development plan was adopted by nine boroughs of greater Manchester and seeks to set out the spatial framework for development up until 2039. Policy JP-G9 sets out the stance of development within the green belt which the development in question is considered to be in accordance with.

4.3 Paragraph 5.19 of the guidelines and standards for residential development SPD states that different considerations apply to extensions to properties in the Green Belt, proposing a 35% increase limit to any extensions to original properties or as a property stood on the 1st of July 1948. Aforementioned above, aerial imagery indicates no dwelling has ever been present on site. Therefore to not present any harm to the openness of the green belt the footprint and volume of the new dwelling will closely mirror the previous approved agricultural building.

5.0 EXISTING AND PROPOSED CALCULATIONS

	Area	Percentage increase
Plot size	1441.2 m ²	
Existing agricultural building	130 m ²	
Proposed floor area	159 m ²	22.3%

	Volume	Percentage increase
Existing agricultural building	337 m ³	
Proposed Volume	636 m ³	88.7%

6.0 CONCLUSION

6.1 In light of the above justification the visual impacts of the proposed development are not considered significant in harming the openness or the visual amenity of the green belt. The discrete location of the property would ensure public viewpoints are minimal and the visual impact negligible, therefore inclusive of the bungalow scale the sympathetic appearance and taking in to account the scale of the existing agricultural building it is deemed that the proposed scheme would not be in conflict with the NPPF, PfE, and Rochdale Council SPD and would therefore not constitute inappropriate development within the greenbelt.