Construction of two storey side extension and demolition of domestic outbuilding

Yew Tree Farm South
Middleton
Manchester
M24 6XJ

Planning Statement

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Application Site

The application property is a detached dwelling located at Yew Tree Farm, in the northern outskirts of Middleton, directly south of Junction 19 to the M62. The west elevation of the property overlooks Stott Lane beyond a mature hedgerow. The dwelling is two storey, and constructed from brick, with a rendered north and west elevations. Adjacent to the south elevation of the property is a single storey outbuilding which is used by the applicant for domestic storage and as a hobby workshop space. Originally entirely of timber construction, sections of the walling of the workshop have historically been replaced with concrete blockwork.

Proposed Development

Planning approval is sought for a two-storey side extension to north elevation of the property to provide enlarged living accommodation for the applicant and his family. The proposed extension extends over the footprint of the domestic outbuilding, and so it is proposed to remove this building as part of the application. The application will also involve removal of the existing WC/boiler room on the south west elevation with the two storey extension covering the footprint.

Planning Policy and Principle of Development

Policy G4 'Protecting Green Belt Land' of the Adopted Rochdale Core Strategy 2016 restricts development in the Green Belt to those developments that are deemed appropriate by national planning policies (unless very special circumstances can be demonstrated). Policy G4 goes on to state that support will be given to those developments that involve limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt.

Paragraph 145 of the NPPF sets out that the construction of new buildings in the Green Belt is inappropriate, unless the development meets one of a number of exceptions. Those exceptions that are relevant to the proposed development are;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

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."*

Paragraph 5.20 of Rochdale's 'Guidelines and Standards for Residential Development SPD' (June 2016) sets out that normally, extensions to dwellings within the green belt that result in up to a 35 % increase in floor space or volume over and above the original

dwelling, would be considered appropriate and not disproportionate. It also notes that as the characteristics of properties and proposals will vary significantly, there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase would be considered proportionate.

This application is accompanied by detailed volume calculations (at an appendix to this planning statement) which demonstrate that existing and proposed extensions, taking into consideration the proposed demolitions, would result in a 24% increase to the original volume of the property and demonstrate that the extension would be within the 35% increase limit. As such it is considered that the proposed extension would not result in a disproportionate addition, and would not result in harm to the openness of the green belt.

Visual impact

The proposed extension is of a scale, proportions and design to complement the original property.

Neighbour amenity

There are no neighbouring properties directly to the south of the dwelling. Although dwellings were approved as barn conversions to the east of the application property, the permission for these applications has now lapsed and therefore the mutual impact is not a material planning consideration.

Highway safety

The scale of the proposed extension is not such that it would introduce a level of additional traffic to the site that would be harmful to highway safety. Furthermore, planning permission has previously been granted for three new dwellings (barn conversions) on the site using the same access, with the planning permission having now lapsed.

Conclusion

The proposed extension is a sensitive and proportionate addition to an existing dwellinghouse to provide additional living accommodation for the occupants. The proposed development would not result in any harm to neighbouring privacy and amenity, or to highway safety. The Local Planning Authority is respectfully requested to approve this application.

Yew Tree Farm, Middleton – Volume calculations to accompany application for two storey extension

Volume calculations (in cubic metres);

- Original and pre-1948 calculations;

  Main House: 625
  Utility: 37
  WC/Boiler: 15
  Small Porch: 4
  Original part of kitchen (bottom) part formerly an original outbuilding: 24
  Detached outbuilding/domestic workshop: 188

  Total: 893

- Existing extensions;

  Office/study: 84
  Extension to original part of kitchen: 51
  Porch/cloaks: 16
  Conservatory 1: 32
  Conservatory 2: 33

  Total: 216

- Proposed demolition;

  Entire outbuilding/domestic workshop: 188
  WC/Boiler: 15

  Total: 203

Once the outbuilding and WC/Boiler have been demolished calculations will be;

- Original and pre-1948 calculations: 893
- Existing extensions (216) minus proposed demolition (203): 216 – 203 = 13

Volume percentage calculations;

- Original and pre-1948 volume: 893.
- 35% of original volume (35% of 893): 313
- Existing extensions after proposed demolition deducted: 13
- Proposed two storey extension: 203
- Proposed two storey extension + existing extensions after demolition: 216
- 216 equates to 24% of volume, 11% below indicative threshold of 35%