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191 Wardle Road
Wardle
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Green Belt Statement

PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION

Introduction

This green belt assessment has been written to support the associated Planning application for the above property.

The assessment will look to provide an overview of the site, its location and significance within the allocated green belt space as well as assess the proposals impact on the area and green belt while referencing relevant Planning Policy set forth by the Local Authority.

Site Analysis

The site is located along Wardle Road in Wardle, Rochdale. The site consists of a semidetached property sited 2m above road level and set back from Wardle Road by >8m. The property faces a wooded area densely populated by trees and shrubs bounded by an old dry stone wall. The site forms one of two semidetached properties located between 2 large detached properties with a considerable space either side of the semidetached block. The proposal site is in line with material aesthetics in the area with the overall design of the semidetached block being somewhat in contrast with the detached property line the proposal site belongs to. The property has been extended previously through a single storey rear extension to the kitchen. The site offers a car parking area surrounded by brick retaining walls inset into the front yard area, historic photographs show that an original asbestos garage had previously stood in this location similar to 193 Wardle Road. The garage structure has since been removed due to the buildings overall age and need for repair.

Planning Policy

RMBC provides guidance to developments within the Green Belt. A number of Local and National policy aids in the design of developments in the green belt as well as provides guidance to restrict inappropriate development on sites belonging to the green belt.

As per RMBC Unitary Development Plan (2016), policy G/D/2 outlines that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough.

Additionally, Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated. Paragraphs 143 and 144 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 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.

Paragraph 145 of the NPPF indicates that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt", subject to the following exceptions:

- 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
- 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.

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

In respect of the above policy guidance, Section 5.20 of the of the Council's adopted 'Guidelines and Standards for Residential Development '(2016) Supplementary Planning Document states that normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the guidance goes on to state that the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

Paragraph 79 of the NPPF also states that “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”.

Proposal

The proposal looks to provide a two-storey side extension to the host dwelling to form new living space to the property. The proposal looks to maintain a significant gap between the host dwelling and 189 Wardle Road.

Assessment

When applying Planning Policy to the proposal, it is key to first understand the nature of the proposal largely matches that of developments to houses in the immediate area, this would indicate that the proposed development is considered appropriate in principle.

As per NPPF green belt guidance, the proposal development must not result in disproportionate additions over and above the size of the original building; this is achieved by assessing existing and proposed development volumes in conjunction with floor space calculations and assessing the overall proposal in relation to its impact on the openness of the green belt. As the proposed site has been extended previously, the existing volume and floor area calculations do not include any extensions to the original dwelling.

ORIGINAL VOLUME CALCULATIONS AND FLOOR AREAS

ORIGINAL DWELLING AND GARAGE VOLUME: 445m³

ORIGINAL DWELLING AND GARAGE FLOOR AREAS: 111m²

PROPOSED VOLUME CALCULATIONS AND FLOOR AREAS

PROPOSED DWELLING VOLUME: 559m³

PROPOSED DWELLING FLOOR AREAS: 139m²

VOLUME INCREASE = 25.61%

FLOOR AREA INCREASE = 25.22%

Following volume calculations taking into account the original dwelling and garage structures, the proposal would constitute a 25% increase in volume; in line with NPPF guidance this is considered appropriate development in the green belt.

The two storey nature of proposal matches that of recent developments in the area and is contributes far less to urban sprawl in the Green belt than other recent application that have been approved within the area, specifically application [18/00156/HOUS](#) regarding 189 Wardle Road. It is noted that this application has been approved despite the resulting proposed increase in volume being higher than the 35% guidance. Drawings provided as part of the application specify the existing volume as 383.7m³ and the proposed volume

following the extension as 523m³, equating to a 36.5% increase. However the existing volume calculations consider non original extensions as part of the original volume as well as a replaced garage structure. Additionally the officer's report makes reference to a replaced asbestos structure which is not referenced on any drawings or within any information provided as part of the proposal and that the actual resulting increase in volume would be around 70%.

The extension at 191 Wardle Road does not contribute to urban sprawl and conversely looks to respect the Green Belt and policy and also provide an opportunity for current and future users of the site to enjoy the green belt to its fullest.

Conclusion

Based on the above assessment, it is the opinion of this report that the development, by virtue of its scale and design, meets the requirements set forth in the SPD guidance. It is considered that the proposal does not consist of inappropriate development given the proposal is lower than the 35% volume increase requirement and does not contribute any negative factors to the green belt. It is also considered the development has little to no impact on the openness of the green belt given the nature of the extension and the scale and design of approved / allowed development within the area since 2016.