

PLANNING & HERITAGE STATEMENT, GREEN BELT ASSESSMENT

Construction of single storey outbuilding
Land North of The Door, Higher Lakewood, Rakewood Road, Littleborough, OL15 0AZ

Site

The application relates to a proposed outbuilding to be built on the land to the north east of 'The Door' which forms part of the residential development of Higher Lakewood. The development is set within approximately 76 acres of private Green Belt land and the property includes both rural and residential gardens. Private access is provided off Rakewood Road and is served by a 300 metre-long drive. Higher Lakewood was designed by architects Hurd Rolland Manchester, specialists in conservation and listed buildings. Due to the proposed construction within the Green Belt, the outbuilding has been sympathetically designed and located to have minimal effect upon the openness of the area due to the proximity of the existing barn, striking a balance between the protection and pragmatic use of land. The dwelling is set in a private parkland estate, which leaves a very substantial area of openness for the enjoyment of the householders and their neighbours within the development, and preservation of the surrounding natural environment. The construction would not result in any significant harm to the character or appearance of the surrounding countryside.

Heritage

Higher Lakewood was previously known as Cleggs Wood Farm which is a Non-Designated Heritage Asset. The property, "The Door" is part of a 17th century stone barn, which was sympathetically converted into four houses by developers in 2006. The original farmhouse was demolished at this time along with a number of outbuildings. The land has been privately owned and not used for agriculture or farming since this time.

Proposal

This Planning Application is for the proposed erection of a new 12m x 4m free-standing single storey outbuilding to be built within in the adjacent land north of the property. The outbuilding has an internal floorspace of under 42m², and is proposed to be clad in FSC certified red western cedar which will silver in colour to blend into the natural landscape. This is in proportion to the householder's adjoining land which is 3,593m² and therefore of a sufficient size to accommodate a separate building without restricting the usefulness, openness or quality of the space. The structure will be 2.5mm high at the front (east side) and 2.442m at the rear (west side) and would be built within Permitted Development rules under normal circumstances. There will be a 400mm overhang to the front (east side) of the studio where LED spotlights will be incorporated to facilitate access, and avoid unnecessary light pollution.

The five houses within the residential development will remain unaffected by the proposed outbuilding, one side of which will be used by the client as a workshop and for storage of equipment to maintain their land, which will be incidental to the enjoyment of the dwelling. The site is physically well-related to the existing development and would create a practical

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use of the space. Storage is needed for tools and equipment required for the upkeep of the house and grounds which cannot be housed in the dwelling's garden.

The outbuilding will be located in an elevated position, over 30m from the house, 5m from the north side boundary and 4m from the west side boundary fence. The proposed construction will not impinge on the neighbouring residential buildings or local surroundings. Any view of the outbuilding will be obscured from view by the existing barn which is owned by The Farmhouse to the north-west of The Door (used as storage and for utilities). There will be no increase in traffic and parking, noise or light disturbance for neighbours. No shrubs or trees will be removed or damaged by the construction of the outbuilding.

Planning Policy Context

The application site is allocated as Green Belt on the UDP Proposals Map.

The National Planning Policy Framework (NPPF) states that the primary purposes of including land within the Green Belt are:

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

Greenbelt Assessment

It is proposed that the outbuilding should be built next to a stable block built in 2006, next to the private lane and will not be overlooked from neighbouring houses, with minimal visual impact. Since the adjacent land is all privately-owned by those living and on the brow of a hill, there will be no public view of the outbuilding. The colour of the cedar cladding will silver and blend into the grey of the stable block behind.

At 42m² in the corner of a 3,593m² piece of land, the outbuilding has been designed to take up minimal space. and therefore of a sufficient size to accommodate a separate building without restricting the usefulness, openness or quality of the space.

The outbuilding will take up to 3 weeks to complete with little disruption for neighbours as much of the modular construction will be manufactured prior to delivery. The garden room company will ensure they keep noise, mess and traffic to a minimum during this time.

While the building is built to last over 30 years, it is constructed primarily from timber and therefore could be dismantled and removed if required by the next owners of the property. The proposed room is not intended to encroach on the countryside, but to blend in with it naturally and to house equipment for the land's upkeep.

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Conclusion

Construction of the outbuilding is intended to be non-detrimental to the green belt area and local neighbourhood, and is designed to be a contemporary statement which is not obtrusive to the existing house or surrounding residential buildings on the newly built close. Due to the openness of the adjoining land and proximity of the existing barn, the outbuilding will not constitute encroachment upon the countryside.

Proposed location of the outbuilding (to the front right of existing barn):



View from proposed outbuilding:



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Proposed design:

