

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

PLANNING STATEMENT

PROPOSED DETACHED GARAGE AND ALTERATIONS TO APPROVED RESIDENTIAL CURTILAGE AT BRANCH ROAD FARM, LITTLEBOROUGH

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Company Registration Number
07717424

18 Leeds Road
Methley
Leeds
LS26 9EQ

PHONE 01977 516447
MOBILE 07504 759486
EMAIL roger.leeplanning@gmail.com

1. INTRODUCTION

- 1.1 This statement is produced in support of a planning application for the construction of a detached garage and alterations to the approved residential curtilage at Branch Road Farm.
- 1.2 The purpose of this statement is to provide an evaluation of the site and surroundings, together with a review of local and national planning policies before presenting a case in support of the application.

2. THE SITE AND PLANNING BACKGROUND

- 2.1 The site is in a rural location to the south of Littleborough and is situated on the north side of Branch Road. It comprises a farmhouse and an attached barn along with associated outbuildings.
- 2.2 An application to convert the attached barn to a 4 bedroom dwelling including a replacement single storey rear extension was granted in 2019.
- 2.3 Due to structural issues, the barn was partly demolished resulting in a new application for the rebuild of the partly demolished barn to form a 4 bed dwelling with replacement single storey extension, which although initially refused, was then granted in October 2022 – application ref 21/00942.
- 2.4 Condition 10 of that approval removed – amongst other things – Class E permitted development rights for buildings incidental to the enjoyment of the dwelling.

3. THE APPLICATION

- 3.1 The application proposes the construction of a detached double garage and store in the area to the rear of, and north west of, the proposed dwelling.
- 3.2 The garage and store would be constructed in natural stone and with natural or artificial stone slates for the roof.
- 3.3 In order to accommodate the garage the approved red line curtilage for the dwelling would need to be altered/extended marginally at the north western area of the site.

4. PLANNING POLICY FRAMEWORK

Local Policy

- 4.1 The statutory development plan consists of the Unitary Development Plan and Core Strategy
- 4.2 The site is allocated as Green Belt.
- 4.3 Policy DM1 requires all development proposals to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area; are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents; do not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing or loss of privacy; provide satisfactory

vehicular access with adequate parking, maneuvering, and servicing arrangements.

- 4.4 Policy G4 seeks to protect the Green Belt from inappropriate development.
- 4.5 Policy G/D/2 of the UDP advises that the green belt will be protected from inappropriate development in order to satisfy the purposes and objectives for the green belt.

National Policy

- 4.6 The latest version of the National Planning Policy Framework (NPPF) was published in December 2023. The Framework is a material planning consideration on any development proposal and highlights that the purpose of the planning system is to contribute to the achievement of sustainable development with a presumption in favour of sustainable development which can amongst other things protect and enhance the natural and built environment. As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.
- 4.7 Paragraph 142 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"*.
- 4.8 Paragraph 143 states that there are five purposes for including land in the Green Belt, these being;

- i. To check the unrestricted sprawl of large built up areas;*
- ii. To prevent neighbouring towns from merging into one another;*
- iii. To assist in safeguarding the countryside from encroachment;*
- iv. To preserve the setting and special character of historic towns; and*
- v. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

4.9 Paragraph 154 advises that the construction of new buildings should be considered as inappropriate development except with limited exceptions which include 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.

5. CASE IN SUPPORT OF THE APPLICATION

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 Paragraph 142 of the NPPF makes it clear that the most important aspects of the Green Belt are their openness and permanence. It is stated at paragraph 143 that there are five purposes for including land in the Green Belt. In this instance, the development would have no relevance to the setting and special character of historic towns, nor does it by definition relate to the sprawl of large built up areas. The proposed development would not undermine urban regeneration schemes within the area and would not result in neighbouring towns merging into one another. Therefore, the only relevant factors in this instance are those of encroachment into the countryside and any potential effect on openness.

- 5.3 In relation to encroachment, and taking account of the extant planning permission, the proposal would be contained within the historic and long established curtilage of Branch Road Farm. Although the proposal includes extending the curtilage approved under the 2022 planning permission, this extension actually runs alongside the clearly defined natural boundaries of the site which separate it from the land beyond to the north. Considering this there would be no encroachment into the countryside arising from the proposals.
- 5.4 In addressing the nature of the development – and impact on openness – there is no stated definition of what does or doesn't constitute impact, it is by necessity a subjective assessment. However, Green Belt openness relates to the occupation of space by built development and therefore by definition with a new building to be constructed there would be some impact on openness.
- 5.5 Local policy and paragraph 154 of the Framework which advises that extensions or alterations to buildings are not inappropriate provided that they do not result in disproportionate additions over and above the size of the original building. Although a free standing building, the proposal for a garage would appropriately be assessed under the scope of "extensions and alterations".
- 5.6 The garage and store would occupy a footprint of 54m² and would provide secure garaging and general storage for the approved dwelling. The garaging would be in lieu of the outdoor parking spaces for the approved layout.
- 5.7 The proposal would represent a modest sized addition with the visual impact of the proposal not being disproportionate nor out of scale with the approved dwelling and would not have a significant impact on the openness of the green belt.

- 5.8 On this basis the proposed garage and store would not be inappropriate development in the Green Belt and would accord with the policies in the Framework and in the Core Strategy and UDP.
- 5.9 In design terms the proposed building is in keeping with the overall design and materials of the rebuild of the barn and is in keeping with the overall character and appearance of the surroundings, complying with Policy DM1.

6. CONCLUSION

- 6.1 For the above reasons the applicant considers that the proposals put forward are acceptable and compliant with local planning policies, as well as national policy in the NPPF.
- 6.2 On that basis it is requested that planning permission is granted.