

**Green Belt Statement for conversion and extension of former chicken shed into single dwelling at
Higher Moorgate Cottage, Gristlehurst Lane, Heywood, OL16 4BJ.**

The application relates to part of land associated with Higher Moorgate Cottage accessed from a track off Bury and Rochdale Old Road which leads on to Higher Moorgate Farm and Higher Moorgate Cottage which consists of a traditional farmhouse. Higher Moorgate Farm benefits from an extant planning approval for demolition and construction of a replacement dwelling.

Due to the relatively recent age and industrial style, the application building is not considered to be either a designated or non designated heritage asset.

Planning permission is sought for the part demolition and conversion and extension of a redundant chicken shed into a three bedroom dwelling. The extension would be formed with two simple, dual pitch roofs, with a flat roof link.

External alterations would also include the construction of a natural stone outer skin to the existing building and new extension together with the retention and alteration to the existing structural openings and insertion of new windows and doors and re-roofing using new artificial blue slates and installation of roof lights in the southern roof plane.

Car parking spaces would be provided on the site of the demolished outbuilding.

Drainage would be in the form of a septic tank details of which will be submitted at a later date.

The site benefits from a relatively isolated location with respect to proximity of neighbouring dwellings and it should be noted that the position of the building is such that there would be no direct relationship between habitable room windows or private amenity space and there are therefore no concerns in respect of overlooking or loss of privacy. Therefore it is not considered that the proposal would result in any adverse impacts on the amenity of neighbours and the scheme accords with the relevant requirements of Policies P3 and DM1 of the Core Strategy and the NPPF.

The main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt, the harm to openness, and where harm by inappropriateness, harm to openness or any other harm exists, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

Paragraph 150 (d) sets out an exception to inappropriate development as the re-use of buildings provided that the buildings are of permanent and substantial construction. A structural survey has been submitted to indicate the extent of the works required to redevelop the disused building confirming that the building is capable of conversion without major or wholesale demolition and reconstruction and on this basis, the proposal would not comprise inappropriate development.

In relation to the proposed extension, paragraph 149 of the NPPF indicates that “a local planning authority should regard the construction of new buildings as inappropriate in Green Belt”, subject to a number of exceptions which includes 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.

Whilst the Framework itself does not provide a definition of what ‘proportionate’ is, the *Guidelines and Standards for Residential Development* SPD sets this limit at an increase of 35% additional floor area and volume over the original building.

In assessing this application, the proposed extension would increase the floor area of the building by circa 8.56% and the volume by 24.29%, and given the subservient appearance of the extension in relation to the host building, it is considered that the development can be taken to be a proportionate addition, and as such, would not comprise inappropriate development.

In assessing the impact to openness, the existing building height would remain unchanged and the extension ridge lines would be lower than the existing building and would be sited between both the existing buildings

to the north and Bury and Rochdale Old Road within a natural hollow. As such, in both a visual and spatial sense, as longer range views are already very limited towards the site, and the proposed extension would be lower and partially concealed by the topography it is not considered that the proposed extension would be harmful to openness.

The application proposal therefore accords with policy G4 of the Rochdale Core Strategy and the expectations and requirements of the National Planning Policy Framework in relation to the protection of Green Belt land. As such, the proposed development is considered to be acceptable in principle and matters of detail.

Calculations -

Existing volume - 355.00m³

Proposed volume - 441.22m³

Volume increase - 24.29%

Existing footprint - 125.79m²

Proposed footprint - 136.56m²

Footprint increase - 8.56%