
PLANNING STATEMENT

FOR

ERECTION OF EXTENSION AND NEW PITCHED ROOF TO EXISTING GARAGE

OLD BARN FARM, BROAD LANE, ROCHDALE OL16 4QJ

1.0 Introduction

- 1.1 This planning statement is submitted on behalf of our client, the applicant, in support of this householder application which proposes the erection of a single storey extension and new pitched roof to an existing garage at Old Barn Farm, Broad Lane, Rochdale.
- 1.2 The application site, as shown on the site plan below is located on Broad Lane, Off Rochdale Road.



- 1.3 The application proposes that the garage be extended and a new pitched roof over the existing garage. The extension will have storage areas for logs, horse, chicken and pig feed for the animals on the farm, shavings for beddings for all animals and egg storage, and a large area for farm quads and trailer storage. The existing garage door will be widened to facilitate family vehicles; the current door width is not wide enough for today's car width.
- 1.4 The proposed development has been designed to be of the highest quality and intended to assimilate into the setting of the dwelling and surround area.
- 1.5 The proposed application would not change the use of the land or the access with the property remaining as one residential family dwelling.

2. Proposal

2.1 The proposed development involves extending an existing detached garage to provide additional secure storage for vehicles, equipment, and ancillary uses associated with the operation of the farm and residential needs.

3. Design and Appearance

The proposed extension will be constructed using materials that match the existing garage and surrounding farm buildings, including:

- Walls: brickwork
- Roof: pitched roof with concrete tiles to match the main house
- Doors and windows: upvc to match the existing main house

The design will ensure that the development blends seamlessly with the rural setting.

4. Justification

The extension is essential to meet the functional requirements of the farm, allowing for the secure storage of vehicles and tools that are critical for daily operations. It will also reduce visual clutter by providing a designated area for farm-related storage, contributing positively to the visual amenity of the site.

5. Impact Assessment

- Visual Impact: The proposed extension will maintain the agricultural character of the site. Its siting, scale, and materials will minimize visual intrusion on the rural landscape.
- Traffic and Access: No changes to the existing access arrangements are required. The proposal will not generate additional traffic.
- Environmental Impact: The development will not affect any protected habitats or features. The design promotes sustainability by integrating durable materials.
- Residential Amenity: Due to the farm's isolated location, there will be no adverse impact on neighboring properties.

6. Policy Compliance

The proposal aligns with local planning policies related to rural development and agricultural diversification. It supports the continuation of farming activities and respects the rural character of the area.

7. Conclusion

The proposed detached garage extension is a modest and appropriate development that supports the operational efficiency of the farm and enhances the site's overall functionality. It has been designed sensitively to respect the local rural character while providing essential storage space.

We respectfully request that this planning application be approved.

3. Green Belt Calculations/Justification



Existing Site Plan



Proposed Site Plan

Impact on the Green Belt

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belt are their openness and their permanence (paragraph 79 of the NPPF). The five purposes of Green Belt noted in the NPPF are:

to check unrestricted sprawl;

- prevent neighbouring towns merging;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns;
- assist in urban regeneration.

Policy D/4 of the UDP is broadly in accordance with the NPPF and the NPPF provide a presumption against the construction of new buildings in the Green Belt. Exceptions to this listed in paragraph 89 of the NPPF are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

In addition, paragraph 90 of the NPPF states that certain other forms of development are also not inappropriate in Green Belt provided they preserve openness and do not conflict with the five purposes of including land within it (listed above). One of these is the re-use of buildings, provided that the buildings are of permanent and substantial construction.

Volume of extensions to buildings in the Green Belt

An extension should not exceed more than 33% of the volume of the original building.

The NPPF states that limited extensions of existing buildings can be acceptable if they do not result in 'disproportionate additions over and above the size of the original building'. The NPPF defines 'Original building' as: "A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built."

No extensions have been undertaken to the existing bungalow.

Existing bungalow calculation

Existing Floor Area:

Total floor area = 348m²

Existing Volume:

Total volume = 667m³

Proposed Extension calculation

Proposed Floor Area = **66m²**

Proposed total volume = **210m³**

Percentage increase in volume = $210\text{m}^3/667\text{m}^3 \times 100 = 31\% < 33\%$ and satisfies