

Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888
Mob: 07817 623183
07817 243398

Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

Date: September 2023

Our ref: 23.3170
Your ref:

Green Belt Statement

Application No: Application No 23/00903/HOUS
Application Type: Householder Application
Proposal: Two Storey Rear Extension.
Location: 241 Bury & Rochdale Old Road, Heywood, OL10 4BQ

The proposed development a two storey rear extension to an existing detached dwelling.

The extract below indicates the position of the site in the greenbelt.



The dwelling has been extended in the past, inline with approved application ref 95/D32021, Proposed Two Storey Side And Rear Extensions To Dwelling. This development increased the width of the dwelling and provided two storey elements to the rear of the property. Below is footprint and volume schedule of the original dwelling, the current dwelling and the impact of the proposed two storey rear extension on the footprint and volume.

Table 1 - Comparison of Existing & Proposed Floorspace, Footprint & Volume

	FOOTPRINT M ²	INCREASE M ²	INCREASE %	VOLUME M3	INCREASE M3	INCREASE %
ORIGINAL	112			561		
EXISTING	159	47	42%	823	262	46%
PROPOSED	166	54	48%	860	299	53%

The existing dwelling has been extended inline with the approved application ref 95/D32021, Proposed Two Storey Side And Rear Extensions To Dwelling, by 42% in volume. The extension provided a symmetry to the existing property both front and back, the existing curved porch being the central focal point.

The existing dwelling sits well within a large plot, gardens to the south and private gardens and patio to the north overlooking the fields.

The proposed extension is to house an internal passenger lift to allow the applicant to access the first floor of the property without using the existing staircase. The applicant has reduced mobility and currently finds using the stairs difficult, it is anticipated the situation will not improve. The proposed extension will house the internal passenger lift, the position of the lift is such that it has -

- minimal impact on the existing dwelling layout.
- Is within a bespoke extension to enable the required height about the lift.
- No impact on the frontage of the dwelling.
- No impact on the existing garden layout and retaining wall.
- Direct access to the applicant bedroom.

The existing dwelling has sloping ceilings with the original and extended elements of the first floor, the sloping ceilings house structural steel beams and timbers supporting the roof structure, there are no areas within the existing first floor and sloping roof spaces to house the passenger lift without the lift being positioned with the centre of the two first floor bedrooms. If the lift was positioned within these spaces it would be pointless as the bedroom the applicant is attempting to access would now have a lift within it and no space for the bed.

The most practical, efficient, and effective solution is to provide a bespoke rear extension to house the lift, provide a vaulted ceiling to ensure the required headroom for the lift is provided and give direct access to the applicant bedroom.

The proposed extension will increase the footprint of the dwelling in the following ways –

- 7m2 increase.
- 4.4% increase on existing dwelling.
- 48% increase on original dwelling when considering previous extension.

The proposed extension will increase the volume of the dwelling in the following ways –

- 37m3 increase.
- 4.5% increase on existing dwelling.
- 53% increase on original dwelling when considering previous extension.

Although the previous extension to the dwelling is over the current RMBC planning policy of 35%, the proposed extension is a minimal addition to the previously developed dwelling. The use of the extension, the design being in keeping and the lack of impact to the street scene must be taken into account when assessing against planning policy.

The existing dwelling has been established in it's current form for over 25 years, the property to the west has been developed and increased by over 100% in volume, the proposed extension is 7m2 in footprint and an increase of 4.5% in volume to the current established dwelling. The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open and its most important attribute is its openness. The primary objective of Green Belt policies is to strictly control development and to apply a general presumption against built development except that which falls within special categories so as not to prejudice the Green Belt's purposes and objectives. This extension is a small addition to a large existing dwelling within a large plot. It has no negative affect on the street scene, the extension roofline is in line with the existing, ensuring it is in keeping with the exiting dwelling. The extension does not impact or effect the existing garden or garden retaining wall.

The proposed extension adds additional footprint and volume to an established, previously extended dwelling in the Green Belt, however, the extension is required to ensure the occupiers of the dwelling can continue to enjoy the benefits of living within a rural setting. The extension does not form another room, it is not a large orangery or first floor bedroom extension, it does not affect the design or frontage of the dwelling and has very minimal effect on the footprint of the dwelling. On balance, the extension will have no negative effect on the openness of the Green Belt and should be supported.