

Green Belt Statement

Barn conversion to 1no.
dwelling and Holiday Let and
existing outbuilding converted
to a Holiday Let

Land located at: Syke Road Farm, Syke
Road, Littleborough, Rochdale



Date: June 2023
Our Ref: 1423/GBS
Your Ref: n/a
Revision: A – Area & volume calculations added 14/06/23
Format: A4 Landscape / Colour

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1 Introduction

This Green Belt Statement has been prepared for our client in support of the full planning application for the conversion of an existing barn to 1No residential dwelling and Holiday Let, and the conversion of existing outbuilding into another Holiday Let comprising of the following accommodation:

Barn Conversion	6B/11P + study - 2 storey	3 Car spaces	256m ²
Single Storey Holiday Let 1	1B/2P – single storey	2 Car spaces	46.6m ²
Duplex Holiday Let 2	1B/2P – 2 Storey	2 Car spaces	65.1m ²

The application site at Syke House, Littleborough, consists of an existing habitable farmhouse, that is attached to a Grade II listed barn, having been first designated in 1986. The listing identifies the building as Barn, Shippon and Workshop adjoining west of Syke House and Farmhouse. Both the Shippon and workshop are derelict, and in need of repair, and the existing Barn houses sheep and a couple of horses.

The farmhouse itself, which is of the mid-19th century, is unaffected by the application.

Our aim under this application, is to create a high-quality family home by converting the existing barn. We will achieve this by providing a unified design that remains on the same footprint and retains the more positive aspects of the previous building's character with a more modern feel, that better responds to the site and its constraints. A Holiday Let is also included as part of the barn refurbishment.

It is also intended to convert an existing outbuilding into a new Holiday Let comprising of 1B / 2Person accommodation; this building will require a 3metre extension to the rear to allow for a double bedroom.

There are some existing trees to the south of the site; these will remain in place and be kept as part of the natural landscape.

This statement complies with Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' (March 2010) 'Section 6 – Design and Access Statements'; and CABE's 'Design and Access Statements – How to Write, Read and Use them (2007).

The enclosed drawings, figures and diagrams within this document are proposals and are not to scale. Distances and measurements should be sought on the accompanying planning drawings which have been provided as part of the application.

2 Proposals

The site is within the Green Belt and there are no intentions to alter the footprint or the size of the existing Listed barn.

The proposals intend to increase the size of an out building by approximately 3m to allow for a double bedroom to the rear.

However, from every viewing angle the proposals have no visual impact on the openness of the Green Belt as they are screened by an existing 2.2m high existing stone wall.



Existing outbuilding



Proposed 3m extension to existing outbuilding behind existing wall

3 Existing and proposed footprint, floorspace and volume calculations

The external footprint:

Existing 260m²

Proposed footprint 276m²

Which equates to an increase of 16m²

Existing internal areas:

Ground floor 217m²

First floor 157m²

Total: 374 m²

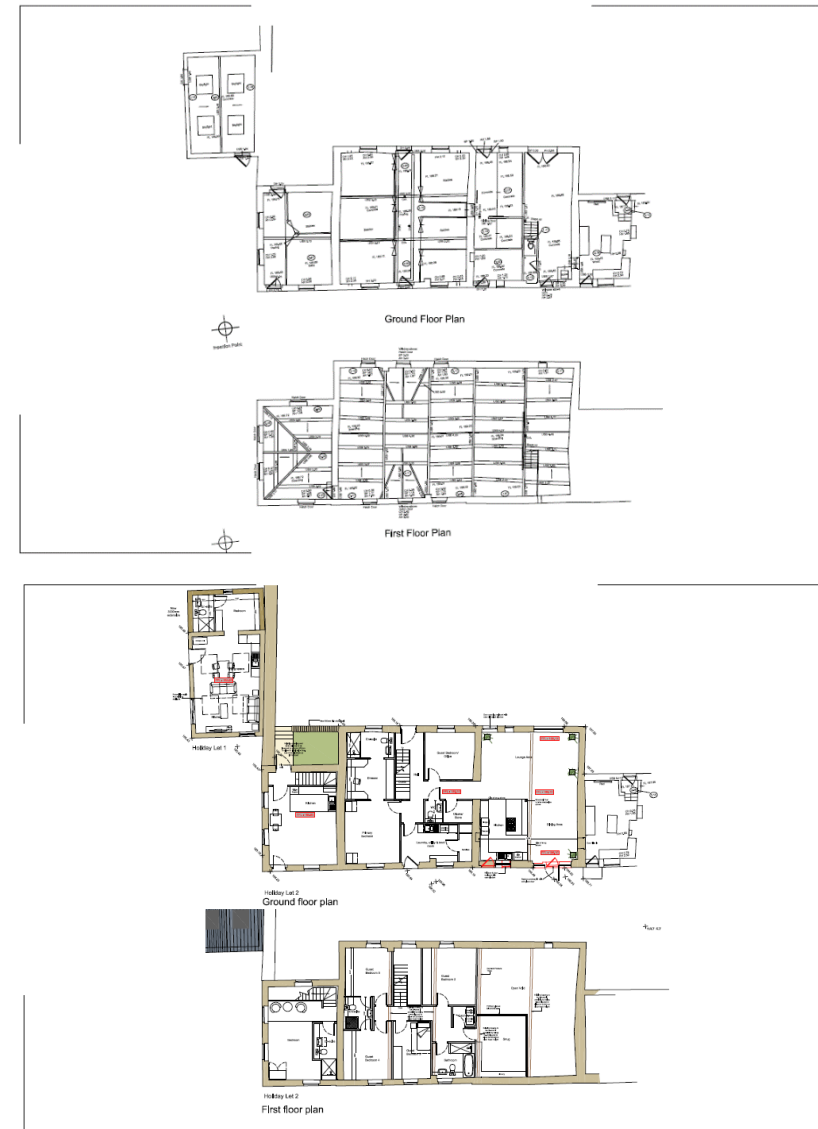
Proposed internal areas:

Ground floor 229m²

First floor 137m²

Total: 366 m²

Which equates to a decrease of 8m²



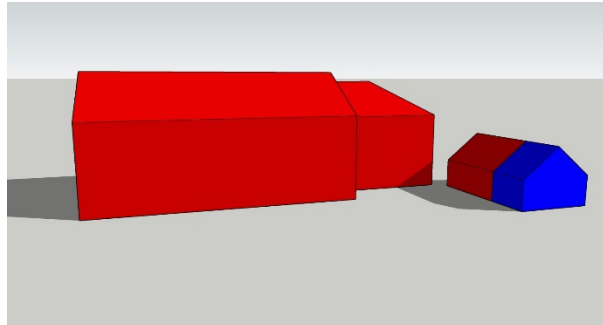
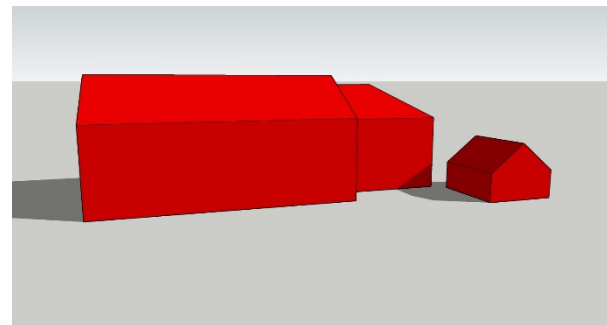
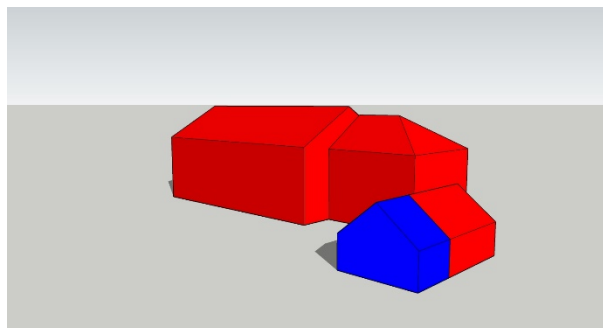
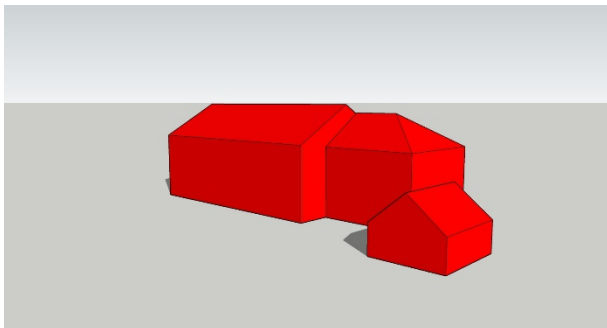
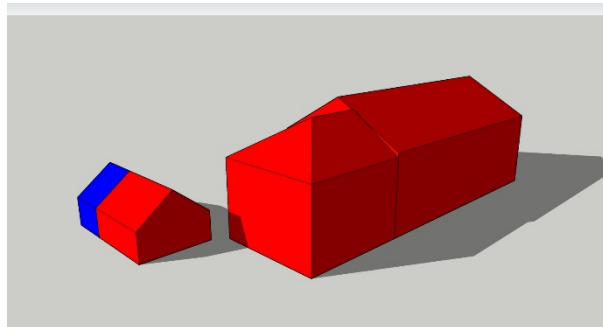
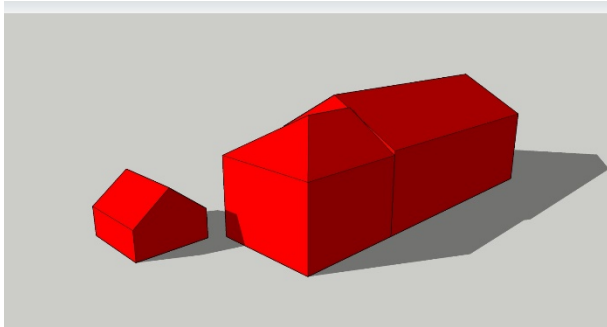
Volume:

The existing volume is 1,823m³

Proposed volume is 1,869m³

Increase of 46m³

Which equates to a 2.5% rise in volume



4 Green Belt Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these policies should be applied. Section 13 of this document outlines how Green Belt land is to be managed and begins by stating:

'Green Belt serves five purposes:

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

The proposals do not contravene any of the five purposes of Green Belt.

Section 13, Paragraph 149 provides guidance for applicants and local authorities as to whether the proposed construction of a new building in the Green Belt can be considered as appropriate and states:

'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) 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;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'*

The exception relevant to the proposals of this application is exception clause c) *'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 proposals are for a 3m extension to form a bedroom, as such the proposal would not result in any alterations that are disproportionate additions over and above the size of the original building and therefore should be considered as not inappropriate in accordance with exception clause c) of Paragraph 149.

Section 13 continues with Paragraph 150 which provides other forms of development that should be considered as not inappropriate in the Green Belt by stating *'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.'*

Applicable to this application is d): *'the re-use of buildings provided that the buildings are of permanent and substantial construction'*. It is irrefutable that the existing building subject of this application is of a permanent and substantial construction; bearing this in mind, the proposals seek permission to re-use the existing building, this is in accordance with Item d) of paragraph 150 of the NPPF which enables the proposals to be considered as not inappropriate and provide decision makers with no justifiable reason not to approve this application.

5 Conclusion

This planning application is for the development of a residential development, planning use class C3 on a brownfield site within a predominantly rural area. The proposal involves the refurbishment of a redundant barn and the introduction of two Holiday Lets (one which is part of the barn refurbishment and the other is an existing outbuilding which is to be extended by 3m) and improving environmental conditions on site. The application site is currently vacant and would be a social and public benefit for a much-needed residential & commercial Holiday Let development.

The proposals add a small extension to an existing outbuilding which is screened from the road by a 2.2m stone wall

They do not involve any changes to the Listed Building or its external appearance.

a) The proposals are not considered to be 'disproportionate additions' visually (as per HPPF & PPG Guidance) and should therefore be acceptable in Planning terms.

b) The proposals are well below the 33% 'rule of thumb' volumetric increase – a 3m extension gives a volume increase of just 2.5%

c) The proposals have no greater impact on the openness of the Greenbelt than the existing development by virtue of surrounding topography & the retained elements of the existing building & boundary walls and are therefore acceptable in planning terms under the Green Belt Policy Partial Redevelopment exception (RBF NPPF paragraph 145, section g)

d) The proposals assist in urban regeneration by recycling derelict / other urban land, thereby achieving one of the five purposes of Green Belt policy and are by virtue of the exceptions rule, not considered to be inappropriate development.

Section 13, Item 147 of the National Planning Policy Framework (NPPF) states 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' This application is for proposals within the Green Belt, and, given the nature of the development being proposed, 'very special circumstances' are deemed not to exist in this instance; it is therefore a question as to whether the proposals are inappropriate development or not.

In accordance with NPPF Paragraph 149, exception clause c), the proposals will not result in any alterations or extensions that are disproportionate additions over and above the size of the original building. The proposals are also in accordance with Paragraph 150, Item d) as permission is sought to re-use a building which is of permanent and substantial construction.

Zero harm to the Green Belt will arise from the proposals. The proposals do not conflict with the purposes Green Belt and there would not be any adverse impacts resulting in their approval of this application leaving no clear reason as to why permission should not be granted.

The proposals are therefore considered to be appropriate development under national Green Belt policy.