

**Green Belt Statement for conversion and extension of stables and garage into 3no. holiday lets 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 its relatively recent construction and simple 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 single storey stables and garage building into three holiday lets. The extension would be constructed on the footprint of the existing timber extension and ramp access and the existing mono-pitch roof will be replaced with a dual pitched roof .

External alterations would also include the replacement of the outer skin of blockwork and brickwork with random coursed natural stone facings and the construction of a natural stone access ramp. The existing openings will be retained where possible together with the insertion of new window openings on the east elevation. The new roof will be covered with artificial blue slates together with the installation of roof lights in the eastern roof plane.

Car parking spaces would be provided on the existing hardstanding between the building and access road.

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 3.52% and the volume by 39.60% and bearing in mind the visual benefits of the proposal 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 increase from 3.95 to 5.50 metres, a percentage increase of 39.24%. The building is sited between both the existing buildings to the north and Bury and Rochdale Old Road with a screen of tall trees to the east. The proposed dual pitched roof would be more aesthetically pleasing than the existing corrugated steel covered mono-pitch construction. 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 partially concealed by the existing trees 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 (including timber extension and ramp) - 643.63m³

Proposed volume (including new extension and ramp) - 898.55m³

Volume increase - 39.60%

Existing footprint (including timber extension and ramp) - 196.17m²

Proposed footprint (including new extension and ramp) - 203.08m²

Footprint increase - 3.52%