



GREEN BELT ASSESSMENT REV A – 07/09/23

TO ACCOMPANY:

Planning Application

BY:

Mekkara Architectural Consultants

ON BEHALF OF:

Mr Biju Mathew

TO:

Rochdale Metropolitan Borough Council

FOR:

Extensions to existing dwellinghouse

AT:

Crimble Bungalow, Crimble Lane, Heywood, Rochdale, OL11 4AB

1.0 INTRODUCTION

1.1 This application seeks planning permission to extend Crimble Bungalow in Heywood.

2.0 APPLICATION SITE

2.1 The application site is positioned to the western side of Crimble Lane within the designated Green Belt.



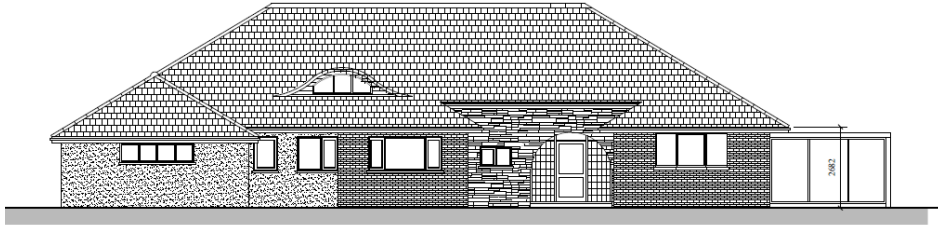
2.2 The site comprises a detached bungalow which is set in a large plot.



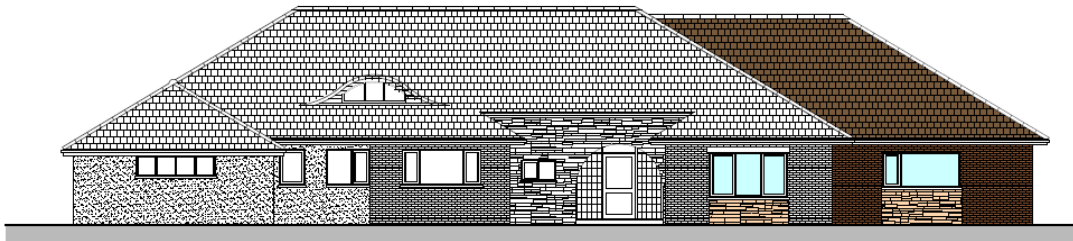
Crimble Bungalow

3.0 THE PROPOSED DEVELOPMENT

- 3.1 This application seeks planning permission to extend the existing dwelling to provide additional habitable accommodation and a 2-car garage.



Existing north east (front) elevation



Proposed north east (front) elevation

- 3.2 The existing property has a gross internal floor area of 295.5m² and to facilitate the extensions an existing wraparound conservatory which has a floor area of 91m² would be removed.
- 3.3 The conservatory would be replaced with a proposed side/rear extension measuring 5.9m wide x 13.8m deep which wraps around the rear of the property creating a width of 15m. This extension would have an eaves height of 2.5m and a ridge height of 6.5m which would be set below the main ridge. The roof has been altered to respect the hipped roof form of the existing building.
- 3.4 The side/rear extension would create additional habitable space at ground level.
- 3.5 Overall, the extensions would increase the existing floor area by 103.4m².
- 3.6 All works would be completed in materials which match the existing property.

4.0 RELEVANT PLANNING POLICY

- 4.1 The following paragraphs provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF) 2021

- 4.2 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Presumption in Favour of Sustainable Development

- 4.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-taking

- 4.4 Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way.

Achieving well-designed places

- 4.5 Section 12 of the NPPF refers to design, with paragraph 126 describing how the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- 4.6 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Protecting Green Belt land

4.7 Section 13 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

4.8 Paragraph 138 states that the 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.

4.9 Paragraphs 147, 148 and 149 state:

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. 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.

Rochdale Adopted Core Strategy

- 4.10 The Core Strategy sets out the long-term spatial strategy for future development of Rochdale Borough. Policies G4 is considered relevant.

Policy G4: Protecting Green Belt Land

- 4.11 The will continue to protect from development the following areas of Green Belt:

- South of the borough: the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (i.e. land between the towns of Rochdale, Middleton and Heywood and between those and towns outside the borough); and
- North of the borough: the Pennine rural fringe to the north and east of the borough where its primary role will be to prevent encroachment into the countryside (i.e. land north of Rochdale and Heywood, east of Rochdale).

Development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.

5.0 THE PLANNING CASE

5.1 This section will demonstrate that the proposal for the extension of an existing dwellinghouse forms an exception to Green Belt policy and is therefore acceptable.

5.2 The main considerations in the assessment of this application relate to:

- Green Belt

Green Belt

5.3 The National Planning Policy Framework (NPPF) states in paragraph 149 that “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”. Exceptions to this include:

- 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.*

- 5.4 The development proposed at Crimble Bungalow forms exception 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’***.
- 5.5 Rochdale Adopted Core Strategy policy G4 (Protecting Green Belt Land) sets out that development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.
- 5.6 The applicant is aware that Green Belt land affords the greatest protection in planning terms and as the site lies within the Green Belt due consideration was taken during the design stage to ensure that the proposal would be appropriate to the site and not harmful to the wider area.
- 5.7 The fundamental aims as set out in the NPPF are to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence. With regard to urban sprawl and permanence these aims would not be unduly prejudiced by this proposal which results in only a modest increase in built form over the existing dwelling.
- 5.8 The design and overall visual appearance of the development would relate well and harmonise with the existing detailing of the host property; and by virtue of the modest increase in floor area and volume proposed the development would not result in disproportionate additions over and above the size of the original dwelling.
- 5.9 Crimble Bungalow is located on a large 9,314m² plot which is positioned to the west of Crimble Lane between Crimble Farm which comprises a farmhouse and numerous outbuildings and The Crimble, a former restaurant and bar which is subject to a live application for partial demolition and change of use to dwelling plus erection of 5x new dwellings.
- 5.10 In the assessment of the application proposal it is important to state that the NPPF does not define a ***‘disproportionate addition’*** and neither does it stipulate set percentage increases that could be considered either proportionate or disproportionate. It is evidence that the NPPF expects each case to be considered on its own merits.
- 5.11 To recap the scheme proposes to replace the existing conservatory with a proposed side/rear extension measuring 5.9m wide x 13.8m deep which wraps around the rear of the property. This extension would have an eaves height of 2.5m and a ridge height of 6.5m which would be set below the main ridge. The roof would follow the pitch and design of the existing roof.

- 5.12 The following table sets out that the floor area of the property would be increased by 47% whilst the volume would be increased by 71% which would result in proportionate additions to the host building.

	Floor area	Percentage increase
Existing dwelling	295.5m ²	
Proposed extensions	103.4m ²	
Total floor area	398.9m ²	34.99%
	Volume	Percentage increase
Existing dwelling	1633.5m ³	
Proposed extensions	475m ³	
Total volume	2108.5m ³	29.59%

- 5.13 The Guidelines & Standards for Residential Development SPD Adopted June 2016 sets out at paragraph 5.20 (Our emphasis):

*“5.20 Normally, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). **However, the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.**”*

- 5.14 In this instance given the location and size of the host plot as well as site circumstances and the existing building, the applicant considers that the characteristics of the property should allow a greater percentage increase and that a greater increase would not result in harm in this case.
- 5.15 The proposed extensions would be subordinate additions to the existing bungalow and thus, having regard to the appearance of the proposed extensions they would be read against the massing of the existing host dwelling.

- 5.16 Whilst the development would increase the width of the building it would not significantly reduce the open spacing across the site and therefore, although the extensions would bring the built form closer to the site boundaries and neighbouring buildings this would not be harmful or result in an unacceptable impact on the quality of the area.
- 5.17 Furthermore, as highlighted the property is set in a large 9,314.2m² plot and is set back from Crimble Lane by approximately 185m. The proposed additions would result in a significant area remaining around the dwelling and therefore, the development would not represent an overdevelopment of the site.
- 5.18 The visual impacts of the development from outside of the site would be negligible as the existing dwelling is set in a discrete location, accessed via a private tree lined lane, and is well screened by foliage when viewed from the surrounding area.
- 5.19 The proposed extensions would introduce additional built volume in the Green Belt, however, the form of the development in terms of its single storey height and pitched roof design would significantly limit its effect on openness.
- 5.20 Therefore, as a result the works would not have an unacceptable impact on the openness of the Green Belt and would thus, comply with the aims of the NPPF, Core Strategy policy G4 and the intent of the Guidelines & Standards for Residential Development SPD.

6.0 CONCLUSIONS

- 6.1 Given the above information the proposed scheme would not conflict with paragraphs 147 and 149 of the NPPF, which seek to protect the Green Belt from inappropriate development.

7th September 2023