

Application Number: 22/01051/FUL

For: Conversion and extension to existing barn and outbuilding to form 4 dwellinghouses. Proposed link extension, and alterations proposed to all elevations of buildings.

Site At: Barns And Outbuildings At Stock Nock House Farm, Doctor Fold Lane, Heywood

GREEN BELT STATEMENT

The application site is located within the Green Belt as allocated in the Rochdale Unitary Development Plan Proposals Map.

The National Planning Policy Framework, *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 permanence.

The NPPF identifies that the Green Belt serves five purposes:

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

Paragraph 145 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering planning applications, LPA's should ensure that substantial weight is given to any harm to the Green Belt and 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (paragraph 144).

Paragraphs 145 and 146 sets out the exceptions to inappropriate development in the Green Belt.

These include:

- 145 (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.
- 146 (d) the re-use of buildings provided that the buildings are of permanent and substantial construction.

The application proposes the conversion and enlargement of the existing barns and outbuildings within the Green Belt.

It is therefore evident that the proposed development is compliant with the exceptions listed above.