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Green Belt Assessment Erection Of Ancillary Garage Including Boundary Wall and Fencing Following Demolition Of Existing Garage

Land east of Fairview Cottages, 63 Broad Lane, Rochdale, OL16 4PL

1. Introduction

This Green Belt Assessment is submitted to support a planning application for the erection of a detached garage following the demolition of an existing structure at Back Fair View Cottage. The proposed development is located within the Green Belt, as designated by Rochdale Metropolitan Borough Council's (MBC) adopted Green Belt policies. This assessment addresses the impact of the proposed development in line with the National Planning Policy Framework (NPPF) and Rochdale MBC's local Green Belt policies.

2. Policy Context

According to the NPPF and Rochdale's adopted Green Belt policy, construction within the Green Belt is generally considered inappropriate except for certain exceptions. One exception includes the replacement or extension of existing buildings, provided that the new structure is not materially larger than the one it replaces and that it does not harm the openness and purpose of the Green Belt.

3. Assessment of Green Belt Impact

A. Replacement of an Existing Structure

- The proposal involves replacing the current garage, which is dilapidated and requires demolition. The proposed new garage will serve the same function, thus constituting a like-for-like replacement under Green Belt policy criteria.

B. Scale and Massing

- The proposed garage will be larger in scale, mass and footprint, with an increase in footprint to improve functionality. The increase is reasonable and fills the area of land allocated and will not contribute to an overly dominant increase in the built form within the Green Belt. The garage has been designed to blend with the surroundings and maintain the cottage's character.

C. Impact on Openness

- The proposed garage is sited in the same location as the existing structure. Its design minimizes visual intrusion, and the replacement structure will not extend beyond the established site envelope. As such, it will have a negligible impact on the openness of the Green Belt.

D. Design and Visual Amenity

- The design respects the character of the area, with materials and finishes chosen to match the existing cottage and surrounding landscape. The proposed garage will be visually integrated into the site, minimising its impact on the Green Belt's visual amenity.

E. Sustainability

- The replacement garage aligns with sustainable development principles by utilising the existing site footprint and optimising the layout for better energy efficiency. The new structure will incorporate locally sourced materials where possible to reduce environmental impact.

4. Assessment Against Rochdale MBC Green Belt Policies

The proposal aligns with Rochdale's adopted Green Belt policies as follows:

- The garage is a replacement structure that respects the existing building's scale, ensuring compliance with policies on maintaining Green Belt openness.
- The minor increase in footprint is justified for functional reasons and does not constitute inappropriate development within the Green Belt.
- The design integrates with the surrounding area, supporting visual amenity and the character of the Green Belt.

5. Conclusion

The proposed erection of a detached garage following the demolition of the existing structure at Back Fair View Cottage is a proportionate and necessary development that complies with the principles of the Green Belt policy under the NPPF and Rochdale MBC's guidelines. It will not harm the openness, character, or visual amenity of the Green Belt. Consequently, it is recommended that the application be considered favourably as it supports the principles of sustainable development within the Green Belt.