



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**APPLICATION FOR MINOR MATERIAL AMENDMENT TO
PLANNING APPLICATION REF: 16/00381/FUL FOR THE
DEMOLITION OF AN EXISTING BUILDING AND THE ERECTION
OF A DWELLING HOUSE - REF: 23/00096/AM**

**ALSO INCLUDED IS AN APPLICATION TO DISCHARGE THE
CONDITIONS ATTACHED TO PLANNING APPLICATION REF:
16/00381/FUL**

**MILL HOUSE FARM, OVERTOWN LANE, NORDEN, ROCHDALE,
OL12 7TQ**

PLANNING STATEMENT

SUPPLEMENTARY REPORT

**Prepared by Chorlton Planning Ltd
On behalf of Mr K McDonnell**

A2080

October 2023

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1.0 PREAMBLE

1.1 Planning application 16/00381/FUL for the demolition of the existing house and ancillary buildings and construction of a new dwelling was approved on the 30th June 2016.

1.2 Application 17/00484/DOC for the discharge of Condition Number 5 – site investigation and assessment was subsequently submitted and approved.

1.3 Application reference 18/01207/DOC for the submission of details to comply with Conditions 3, 4, 7, 8 and 11 was submitted but subsequently withdrawn.

1.4 Application 23/00096/AM to vary conditions 1 (plans), 3 (materials), 7 (parking), 8 (landscaping), 9 (boundary treatment) and 11 (bat, bird boxes) and remove Conditions 1, (time limit), 4 (stone panel), 5 (contamination), 6, (nesting season) and 10, (tree preservation) of planning permission 16, 00381/FUL (retrospective) was submitted in January 2023 and is awaiting decision.

1.5 The house has been built and is occupied.

1.6 Discussions with the planning case officer have taken place regarding all items contained in the latest planning application and further information has been submitted. It has been noted, however, that an amendment to the design of the house has resulted in an increase in the overall volume of the house compared to that which was approved.

1.7 The Planning Officer has requested further justification for the increased volume, bearing in mind that the property is within the Green Belt.

2.0 GREEN BELT POLICY

2.1 The National Planning Policy Framework (NPPF) states (para 149) that:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt". Exceptions to this include;

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.

Justification for the Increase in Volume

1. Openness of the Green Belt

2.2 The increase in volume is 8 cubic metres.

2.3 The original Planning Design and Access Statement – copy attached - estimated that the increase in volume of the new building as compared with the original house and some of the outbuildings would result in an increase of 11.26%.

3.4 The Planning Officers report - copy attached - looked at the existing house and compared this to the new house, without taking into account the outbuildings. The report states that the existing house had a cubic content of 1,155.86 cubic metres whereas the new house, as approved, had a cubic content of 1,886 cubic metres. The report states that this is an increase of 19.9% and found this to be acceptable as it came within the 35% generally accepted as not being disproportionate.

2.5 The additional 8 cubic metres (as built) would result in a volume of 1,394 cubic metres which will result in an increase of 20.6% in volume, a difference of 0.7 cubic metres.

2.6 It is considered that this is well within the generally accepted 35% which is regarded as not being disproportionate.

2. Visual Appearance

2.7 The additional volume results from a two storey extension to the entrance area, incorporating a staircase. This is contained within the body of the house not readily visible from outside the house, nor from the public realm. Plans showing the location of the additional volume are attached.

3.0 CONCLUSION

3.1 In conclusion it is considered that the small increase in the volume of the extension is still not disproportionate to that of the original dwelling house and as such is compliant with Green Belt policy.

Chorlton Planning Ltd

October 2023