



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**FULL PLANNING APPLICATION FOR THE CHANGE OF USE OF
GARDEN ROOM TO DWELLING WITH NEW CURTILAGES AND
ASSOCIATED CAR PARKING PROVISION**

**OAKDENE, 5 HIGHER OGDEN, OGDEN LANE, NEWHEY,
ROCHDALE, OL16 3TD**

**PLANNING, DESIGN, HERITAGE
AND ACCESS STATEMENT**

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr and Mrs J Comyn-Platt

**A2406
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0.0 PREAMBLE

0.1 This statement is provided in support of a full planning application for the change of use of a garden room to a separate dwelling with new curtilages and associated car parking provision.

0.2 The Statement takes into account the planning history of the site and National, Regional and Local Planning Policy.

1.0 THE SITE

1.1 The application relates to a single storey detached building within the domestic curtilage of Oakdene; a dwelling situated within the residential hamlet of Higher Ogden in Newhey, Rochdale.

1.2 The building is substantial in size and is currently used by the occupants of the house for garaging, domestic storage and recreational purposes. It is referred to as a garden room.

1.3 The application building is located within the southern part of the garden on a level terrace which comprises a patio area, landscaped area, lawn, parking area and vegetable plot.

1.4 A location plan is attached at Document No.1. Photographs are attached at Document No. 2

2.0 SITE HISTORY

2.1 The applicants purchased and took occupation of Oakdene in 2000. Between 2001 and 2003, the garden was extended and cultivated to create the ‘curtilage’ which is there at present.

2.2 The building the subject of this application was constructed under planning permitted development rights. It replaced original buildings which were in a poor structural condition.

2.3 The following planning applications are relevant:-

Planning application 12/D55325 for a certificate of lawful development for a proposed building on the site was granted on 4th May 2012.

Building regulation consent for the building that has been constructed was granted and a certificate of completion was issued in May 2013.

Planning application 13/01327/FUL for the change of use of the application building to a dwelling house was refused on 20th February 2014. The officer’s report on this application accepted that the residential curtilage was lawful as it had been established some time ago.

Planning application 14/01347/FUL for the change of use of the application building to a dwelling house, with extensions, was refused in July 2015.

An application for a lawful development certificate - 19/00860/CPE - relating to the retention of the building and its use in connection with the dwelling was refused by the Council in September 2019.

An application for the retention of the single storey building and its change of use to holiday let accommodation (including bed and breakfast accommodation) was submitted in August 2020. The application was not registered by the Council as it considered that the two issues, the retention of the building and the proposed use, should be dealt with by separate applications and not combined in one application.

Following discussions with Council officers an application for a lawful development certificate was submitted – ref no. 00759/CPE. The application was refused. A subsequent appeal was allowed. A copy of the Inspector's decision letter dated 7th September 2023 is attached at Document No. 3.

3.0 THE PROPOSALS

3.1 It is proposed to convert the existing building to an independent dwelling house. All accommodation will be contained within the existing structure but minor alterations are proposed for the elevations. A lounge, dining and open kitchen area will be provided together with a bathroom and a bedroom. The 'plot' will be divided into two separate curtilages, as shown on the submitted plans.

3.2 Two car parking spaces will be provided for each dwelling with adequate manoeuvring space to allow vehicles to enter and leave the site in a forward gear.

3.3 Additional landscaping will be added to the already generous landscaping around the existing car parking area.

3.4 The new dwelling will be served by water from an existing bore hole – sunk some 200 ft below ground level – which is shared with Oakdene itself and another residential property.

3.5 Both Oakdene and the new dwelling will share the existing mini sewage treatment plant, as is the case at present. The treatment works has a capacity to serve 9 bedrooms.

3.6 Attached Plan No. 1 (Document No.1) shows the land included in this application as well as other land within the applicants' ownership. Plan No.1a shows the new curtilage of Oakdene (No. 5 Higher Ogden) and Plan No.1b shows the new curtilage of the proposed new house. Both curtilages include the same access and shared parking area. Private rights of way across the land are unaffected.

4.0 PLANNING POLICY CONTEXT

4.1 Planning applications within Rochdale are assessed against National, sub regional and local planning and environmental policies. The principal documents are:

- The National Planning Policy Framework (NPPF). This sets out the Government's planning policy for England. It was updated in December 2024. All other planning policy documents need to be in conformity with this Framework and it takes precedence over out-of-date policies contained within local and other plans.

- The Greater Manchester Places for Everyone Plan (PFE). This Plan covers the nine participating local authorities in Greater Manchester, including Rochdale. It was adopted on 21st March 2024. Revisions to the NPPF are likely to affect the PFE policies and strategic development site allocations.
- The Rochdale Core Strategy. This was adopted in October 2016. Following the adoption of the PFE, Rochdale Council is working on The Rochdale Local Plan which will replace the Core Strategy. In the meantime, the Core Strategy will continue to be used in considering planning applications

4.2 The relevant planning policies contained within the above documents are addressed under the following subject headings which are set out in separate chapters;

5. Sustainability and Site Allocation
6. Housing
7. Built Environment
8. Natural Environment
- 9 Bio-diversity Net Gain
10. Design
- 11 Heritage
12. Green Belt

5.0 SUSTAINABILITY AND SITE ALLOCATION

5.1 The National Planning Policy Framework (PFE) Chapter 2 states:

“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

Achieving sustainable development means that the planning system’s three overarching objectives, which are inter-dependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure;*
- b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of*

- present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities, health, social and cultural well-being; and*
- c) *An environmental objective – to protect and enhance a natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

5.2 The application site is not allocated as a strategic development site in the PFE but key policies in the PFE are relevant to this application.

5.3 The property is unallocated for any primary purpose on the Rochdale Core Strategy Proposals Map. It is not listed as being of historic or architectural interest but is within the Odgen Conservation Area which was designated in 1974. A copy of the conservation area plan is attached at Document No.4.

6.0 HOUSING POLICIES

NPPF

6.1 The following 2024 NPPF paragraphs are relevant

“Para 63. Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers ; people who rent their homes and people wishing to commission or build their own homes .

Places for Everyone (PFE)

6.2 The following PFE extracts are considered relevant;

6.3 Policy JP-Strat6: Northern Areas

A significant increase in the competitiveness of the northern areas will be sought. There will be a strong focus on making as much use as possible of suitable previously-developed (brownfield) land through urban regeneration, enhancing the role of the town centres and diversifying the residential offer. Thiswill help to boost economic opportunities and diversify housing provision.

.....The construction of new housing is also an important part of the economy, providing large numbers of jobs and often securing the redevelopment of derelict and underused sites

6.4 Housing Land Supply

7.10 A further source of housing land supply will be small sites, which are typically not identified comprehensively in brownfield registers and strategic housing land availability assessments. It has been assumed that the supply of new dwellings on small sites will continue at the same rate in each district as has been seen over the last five years.

6.5 Type, Size and Design of New Housing

7.28 A key aim of this Plan is to boost the supply of well designed, adaptable new homes

7.29 A diverse range of housing will be required to meet our population and household growth. Just under 70% of the population increase 2022-2039 is projected to be in those aged 65 and over.

7.32 The ageing population will necessitate a renewed emphasis on ensuring that a diverse range of housing is available to meet the needs of older people and households. This will require new dwellings to be more adaptable, and designed with potential care needs in mind, so that older people can remain in their homes if they wish as their circumstances change. There also need to be much better options for those who would like to move, perhaps to a dwelling of a more appropriate size in a location that enables them to easily access local services and facilities, and this could help to release some existing houses for families with dependent children.

Rochdale Core Strategy

6.6 Housing policies contained within the Rochdale Core Strategy are to a certain extent now superseded by those contained within the PFE and the updated 2024 NPPF. Nonetheless the main thrust of Rochdale's approach to housing policy is included within the Core Strategy policies.

6.7 Rochdale Core Strategy Policies C1 and C3 require the provision of a range of houses to meet the demands and needs of the borough in a variety of places across the borough.

Policy Compliance

6.8 Mr & Mrs Comyn-Platt have lived in Oakdene since 2000.

6.9 They have a strong sense of belonging to Ogden and love the views and peacefulness of their rear garden. Whilst they would like to remain in their existing house it is no longer suitable to meet their mobility, personal and health needs. It is also too large to maintain. In short, they need to downsize to a home that is smaller and designed to be easy to live in and economical to maintain. The conversion of the garden room for their retirement will allow them to remain on the present site and will not cause them the psychological upset of moving from their existing address.

6.10 Their proposals are then compliant with PFE and NPPF policies which address the need to plan for housing for the elderly population, deal with the need to downsize for retirement, provide high quality purpose-built accommodation for their needs and free up the larger house – Oakdene- for family accommodation.

6.11 The new home will add to the future stock of housing available in Newhey and Rochdale.

7.0 BUILT ENVIRONMENT POLICIES

7.1 PFE Policy JP-P1 Sustainable Places states;

‘We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places’,

7.2 It lists a number of key attributes that all development, wherever appropriate, should be;

- 1. Distinctive with a clear identity that - respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used*
- 6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained*
- 13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest*
- 15. Comfortable and inviting, with indoor and outdoor environments:*
 - A. Offering a high level of amenity that minimises exposure to pollution; and*
 - B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter*

7.3 Rochdale Core Policy DM1 – General Development Requirements seeks the provision of high-quality design in housing. Proposals must be compatible with surrounding land and property uses and should not adversely affect the amenity of future residents or existing surrounding residents.

7.4 New development should not adversely impact due to noise, dust, light and air pollution, traffic generation or inadequate access.

7.5 Adequate parking, manoeuvring and servicing arrangements should be provided within all new development. Opportunity should be taken to minimise potential crime against people or property and take into account ground conditions including unstable or contaminated land where a potential risk exists.

Policy Compliance

7.6 The existing building is appropriate to the appearance and character of the surrounding area being part of the cluster of established housing and associated buildings in Higher Ogden. There will be no adverse impact on the amenity of surrounding properties or their occupants.

7.7 The scale and appearance of the garden room building is appropriate to the needs of the applicants and the defining characteristics of the site.

7.8 The proposals will not have an adverse impact on highway safety. The new house will share the existing access from the main highway where visibility splays are adequate and there is adequate parking for both dwellings within the site. All traffic movements will involve access and egress to the site in a forward gear.

8.0 NATURAL ENVIRONMENT POLICIES

8.1 NPPF paragraph 80 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by

- a. Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
- b. Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and eco system services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.*

8.2 NPPF paragraph 189 deals with ground conditions and pollution. It states that;

Planning policies and decisions should ensure that:

- a. A site is suitable for its proposed use taking into account ground conditions and any risk arising from land instability and contamination...*
- b. Adequate site investigation information, prepared by a competent person, is available to inform these assessments...*

8.3 PFE Chapter 8 in Paragraph 8.1 states that:

“Our many and varied green spaces and features are used in many different ways and afforded many different values by the people who live, work in or visit the city region...”

8.4 Paragraph 8.2 states that:

This plan supports the important role of our natural assets by:

- Valuing the special qualities and key sensitives of our landscapes (recognising importance of an areas appearance to the sense of place held by those who live in and visit it.*
- Seeking to protect and enhance green and blue infrastructure (the wider network of green and blue) features which make a huge contribution to quality of life, promote good mental and physical health, create liveable places and support economic growth.*
- Seeking an overall enhancement of biodiversity and geodiversity (the living organisms and ground beneath our feet which underpin the value of the natural environment and*

its ability to provide a wide range of important benefits, including supporting human health and quality of life).

8.5 Biodiversity Net Gain (BNG) requirements also need to be addressed

Policy Compliance

8.6 The application relates to the use of an existing building with minimal alterations to the surrounding external open space. The garden and other open space within the applicants' ownership already provide a mature and varied natural habitat. This will be largely undisturbed by the proposed development.

8.7 However, additional landscaping and planting will be introduced to further encourage local wildlife species and increase biodiversity.

8.8 The site is not at risk from flooding and the ground is not considered to be at risk from pollution or other ground related issues.

9.0 BIO-DIVERSITY NET GAIN

9.1 The Environment Act 2021 introduced Biodiversity Net Gain (BNG)

9.2 BNG means that new developments will have to increase the biodiversity habitat compared to what was previously on the site plus 10 percent.

9.3 BNG requirements became mandatory for most planning applications earlier in 2024. For most major developments the appointed day was 12 February 2024. For most small developments it was 2 April 2024.

9.4 The regulations set out a list of exemption where BNG is not required including the following - extract from the regulations.

Self-build and custom build applications

You must meet all of the following conditions to qualify for an exemption as a self-build or custom build.

The development must:

- *consist of no more than 9 dwellings*
- *be on a site that has an area no larger than 0.5 hectares*
- *consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015*

9.5 The proposal is for a single house.

9.6 The site is less than 0.5 hectares in area. 9.7 The proposal is for a bespoke dwelling for occupation by the applicant. It comes within the definition set out in the above section of the Act.

Policy Compliance

9.7 The proposed development comes within the BNG self build and custom build exemption and as such no BNG is required

9.8 It is accepted that enhancements to the on -site biodiversity habitat may well be required as part of NPPF, PFE and Local Plan requirements. This can be addressed by planning condition.

10.0 DESIGN POLICIES

10.1 The National Design Guide – Planning Practice Guidance for Beautiful, Enduring and Successful Places - was published by the then Ministry of Housing Communities and Local Government to supplement the guidance in the NPPF.

10.2 The purpose of the National Design Guide is stated as:

“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, and feelings of safety, security, inclusion and belonging, and our sense of community cohesion.

They function well, accommodating businesses, homes and a range of other uses and activities that support our everyday lives. Well designed places can last for many years.”

10.3 NPPF CHAPTER 12 Achieving Well Designed Places, states;

Para 131. “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities....

Para 135.. Planning Policies and Designs that planning 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 density);*
- (d) establish or maintain a strong sense of place, using the arrangements 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.*

Para 139. Development that is not well-designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

10.4 The following Rochdale Core Strategy policies are relevant:-

- Policy P1 - Improving image
- Policy P3 - Improving design of new development
- Policy DM1 - General development requirements

10.5 Policies P1 and P3 demand high quality design in all new developments.

10.6 Policy P1 seeks to improve the image of the borough to maximise social and economic benefits.

10.7 Policy DM1 demands high quality design that will enhance the quality of the area in all developments. Development must be compatible with surrounding land uses and not lead to an adverse impact on the amenity of residents,

Policy Compliance

10.8 The application building of a simple shape and design and due to its low profile it sits well within the overall landscape. Minimal change is proposed to the existing elevations and the

re-design of the open areas for parking and manoeuvring will use a similar palette of materials to those already existing.

10.9 The design respects its context, the local distinctiveness and as such will maintain and enhance the appearance and character of the immediate area.

11.0 HERITAGE POLICIES

NPPF

11.1 Section 16 – Conserving and Enhancing the Historic Environment (Paragraph 207) requires;

“the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

11.2 NPPF Paragraph 210 states that:-

“In determining applications, local authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness.”*

11.3 NPPF Paragraph 219 states that:-

“Local planning authorities should look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets, to protect or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

11.4 NPPF Paragraph 212 states that:-

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

11.5 NPPF Paragraph 216 states that;

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

11.6 A balance needs to be achieved between the degree of harm to the significance of the asset and the degree of public benefit. This balance is achieved by considering the weight of both – the greater the harm, the greater degree of public benefit to justify it. Alternatively, the lesser the harm, the lesser the degree of public benefit needs to justify it.

11.7 The 2023 Planning Guidance Notes discuss the term ‘public benefit’:-

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework” – see paragraph 5.1 above.

“Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”.

“Public benefits may include heritage benefits, such as:-

- Sustaining or enhancing the significance of a heritage asset and the contribution to its setting*
- Reducing or removing risk to a heritage asset*
- Securing the optimal viable use of a heritage asset in support of its long term conservation”.*

11.8 Paragraph 8 of the NPPF – Achieving Sustainable Development – refers to the three dimensions of sustainable development; economic, social and environmental. See paragraph 5.1 of this Statement.

11.9 PFE Policy JP- P2 – Heritage states that:

“We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. ”

11.10 It refers to the positive management and integration of our heritage assets by:

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place.

4. Delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic viability, accessibility and environmental quality of a place and to social well-being...”

11.12 The PFE text states:

“Particular consideration will be given to ensuring that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinct identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value”.

11.13 Rochdale Core Strategy Policy P2 - Protecting and Enhancing Character, Landscape and Heritage and Policy SO3 – Improving Design, Image and Quality of Place require the preservation and enhancement of the character of historic places within Rochdale including conservation areas.

Policy Compliance

11.14 In this case, the heritage asset is the Ogden Conservation Area.

11.15 The application property is within a cluster of historic properties, comprised of Charity Farm, The Bungle, Manor House Farm, the Old School House, The School House, Prospect House, Oakdene, The Old Manor and The Cottage, within Higher Ogden which is in the western part of the Ogden Conservation Area.

11.16 Taken together, these properties present an attractive cluster of historic Pennine buildings of substantial character – worthy of the designation as a conservation area.

11.17 The application property, the garden room, is situated in the southern part of the cluster and is largely hidden from views from the public highway that serves the other properties, due to the topography of the land, landscaping and its end on orientation to the group.

11.18 The application building has been in existence for many years and following the maturing of the surrounding landscape has become an integral part of Higher Ogden. It is low profile with a flat sedum covered roof and due to the general slope of the land sits well within the surrounding area.

11.19 There is little alteration to the external elevations of the building and the redesign of the car park and manoeuvring area will have little effect on the appearance and character of the group of buildings within which it is situated.

11.20 With regard to NPPF paragraph 212 the harm to the asset caused by the development is nil or less than substantial. There is economic benefit as trades people, builders etc will be employed and the additional family that will occupy Oakdene will use the services available in Newhey and Rochdale. The social benefit will derive for the applicants’ having a retirement dwelling to suit their needs in an area that they have lived in for many years. The environmental benefits derive from the re-use and maintenance of a building within the conservation area and the upgrading of the landscaping in the parking areas.

12.0 GREEN BELT POLICY

12.1 Whilst the PFE and the Rochdale Core Strategy address development in the Green Belt the key Green Belt policy document is the NPPF.

12.2 In Paragraph 142 the 2024 NPPF states;

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

12.3 Paragraph 143 states;

The five purposes of Green Belt are as follows:

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

12.4 NPPF Paragraph 152 states;

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

12.5 Paragraph 153 states

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness.. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 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”.

12.6 Paragraph 154 lists a number of exceptions where development in the Green Belt can be accepted

12.7 Exception criterion h includes:

Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

i. mineral extraction;

ii. engineering operations;

iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;

iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;

v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Policy Compliance

12.8 The proposals are compliant with the five purposes of including land within the Green Belt – NPPF paragraph 143

12.9 The proposals are for the use of an existing building. No extensions to the building are proposed and only minor alterations to the elevations. The building is of substantial construction. There will be no additional reduction in the openness of the Green Belt.

12.10 The proposals are to use the building for residential purposes and subdivide the land into two separate curtilages.

12.11 Consequently, it is considered that the proposals are compliant with NPPF Green Belt Policy in that it complies with exception iv in section h of Paragraph 154.

12.12 The external works i.e., the alteration and improvement to the parking and manoeuvring areas, are contained within well-defined enclosed areas and the creation of the two new curtilages will have no adverse effect on the openness of the Green Belt.

12.13 In view of the above, it is considered that the proposals are compliant with Green Belt Policy.

The following is required by Planning Regulations

13.0 DESIGN

Use

13.1 The proposals involve the re-use of an existing building with minimal external alterations. The building is suitable in shape and size to successfully accommodate the new dwelling.

Layout and Scale

13.2 The building is existing and accommodation will be provided within it, as described above.

Landscaping and Appearance

13.3 The part of the garden within which the existing building is situated is attractively landscaped with both hard and soft landscaping. There is no need for any additional landscaping but enhanced bio diversity landscaping may be required by condition.

13.4 As described above, the building requires minimal alteration for the new use. The appearance will be similar to that already existing.

14. ACCESS

14.1 Access is already available within the site for parking and manoeuvring. This will be remodelled to accommodate four parking spaces. The site is flat and is suited to people who have restricted mobility.

15.0 CONCLUSIONS

15.1 The proposed development is compliant with National, Local and Sub-Regional Planning Policy and is in the interests of good and proper town planning.

Chorlton Planning Ltd
February 2025