JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES

Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN

Tel: 01706 354888
Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

2 The Bungalow
Lower Lane

15th February 2021

Heritage & Green Belt Assessment

PROPOSED SINGLE STOREY GARAGE

Introduction

This green belt assessment has been written to support the associated Planning application Ref. 20/01549/HOUS.

The assessment will look to provide an overview of the site, its location and significance within the allocated green belt space as well as assess the proposals impact on the conservation area and green belt while referencing relevant Planning Policy set forth by the Local Authority.

Site Analysis

The site is located in a within a small hamlet of stone built cottages off Ogden Lane surrounded by agricultural green sites, reservoirs and other small residential clusters.

The site falls within the Newhey area of Rochdale; a prominent area connecting Milnrow and Littleborough to Shaw and Crompton.

The site consists of garden and driveway space available to 2 The Bungalow, a two storey, stone built residential dwelling with modern fenestration designs and colours. The site and connected dwelling are immediately faced to the North and South by other dwellings of a



similar design and to the East the dwelling is connected to a separate dwelling with separate access and garden space.

Proposal Site

Residential Hamlet

Planning Policy



RMBC UDP Map

Proposal Site

RMBC UDP mapping outlines that the proposed site is located within the green belt as well as within an allocated Conservation Area.

RMBC provides guidance to developments within the Green Belt and Conservation areas. A number of Local and National policy aids in the design of these developments as well as provides guidance to restrict inappropriate development on sites belonging to the green belt.

As per RMBC Unitary Development Plan (2016), policy G/D/2 outlines that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough.

Additionally Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated. Paragraphs 143 and 144 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 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.

Paragraph 145 of the NPPF indicates that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt", subject to the following exceptions:

- *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.*

In addition to Green Belt policies, the site should also conform where possible to policies regarding conservation areas. Given the proposal does not affect any listed buildings; policies BE/17 of RMBC Unitary Development Plan (2016) should be considered. This policy provides guidance on new development affecting conservation areas:

Development proposals will be permitted that preserve or enhance the character or appearance of a conservation area. In assessing a proposal, the following principles – where relevant – will be taken into account:

a) Its relationship to existing buildings, the site and its surroundings;

b) Its design - including elevations, roof form, materials, finishes and detailing;

c) The retention, replacement and restoration of historic features and details of buildings, and - in the public realm - walls, paving and street furniture;

d) The retention and enhancement of landscaped areas, trees and natural features;

e) The design of new shop fronts (and replacements and/or alterations to those existing) should reflect the character or appearance of the conservation area, consistent with the provisions of Policy BE/5;

f) The design and siting of advertisements, new street furniture, paving and other highway surfaces and related structures (e.g., lighting and signs); and

g) The design and siting of car parking and servicing facilities. Development proposals should include detailed plans and drawings enabling its implication(s) for the character and appearance of the conservation area to be established.

Therefore, the main consideration in assessing the principle of development is whether the proposal constitutes inappropriate development within the Green Belt and conservation area

In respect of the above policy guidance, Section 5.20 of the of the Council's adopted 'Guidelines and Standards for Residential Development '(2016) Supplementary Planning Document states that normally, in principle, extensions/additions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally 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 guidance goes on to state that 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.

Paragraph 79 of the NPPF also states that “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”.

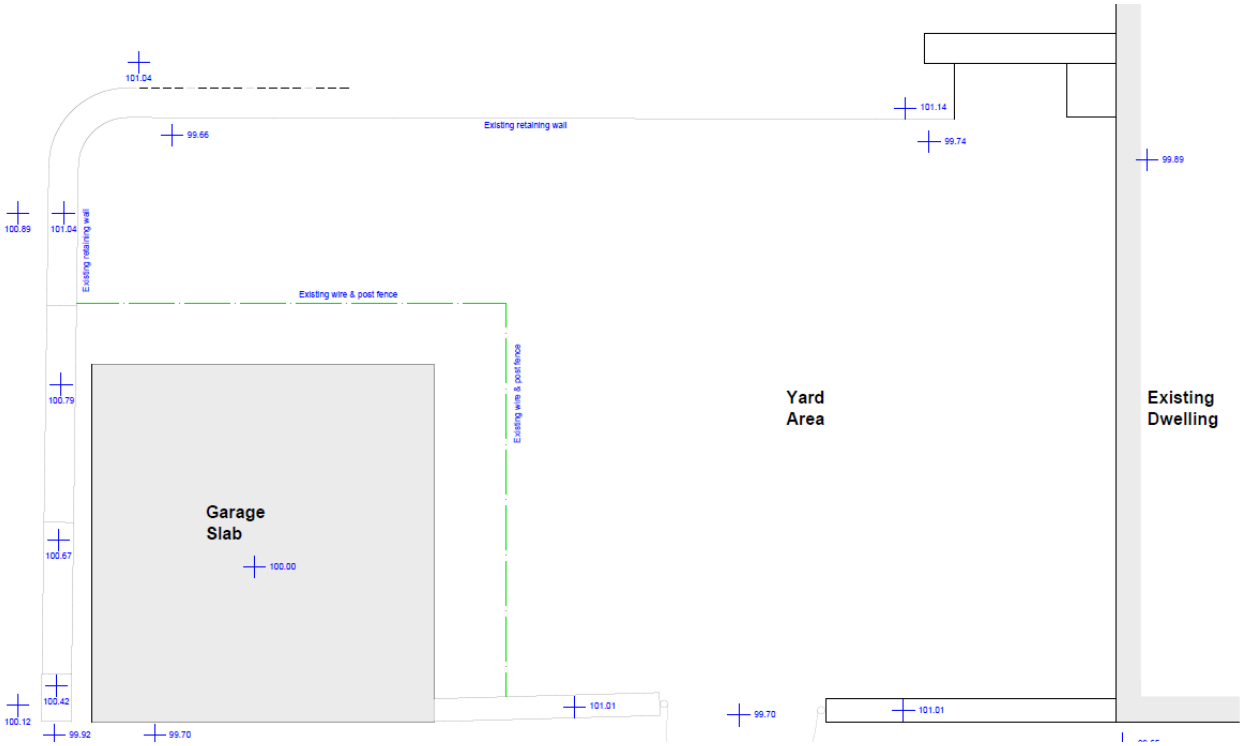
The five purposes of including land in the Green Belt are outlined in paragraph 80 of the NPPF as follows:

- 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

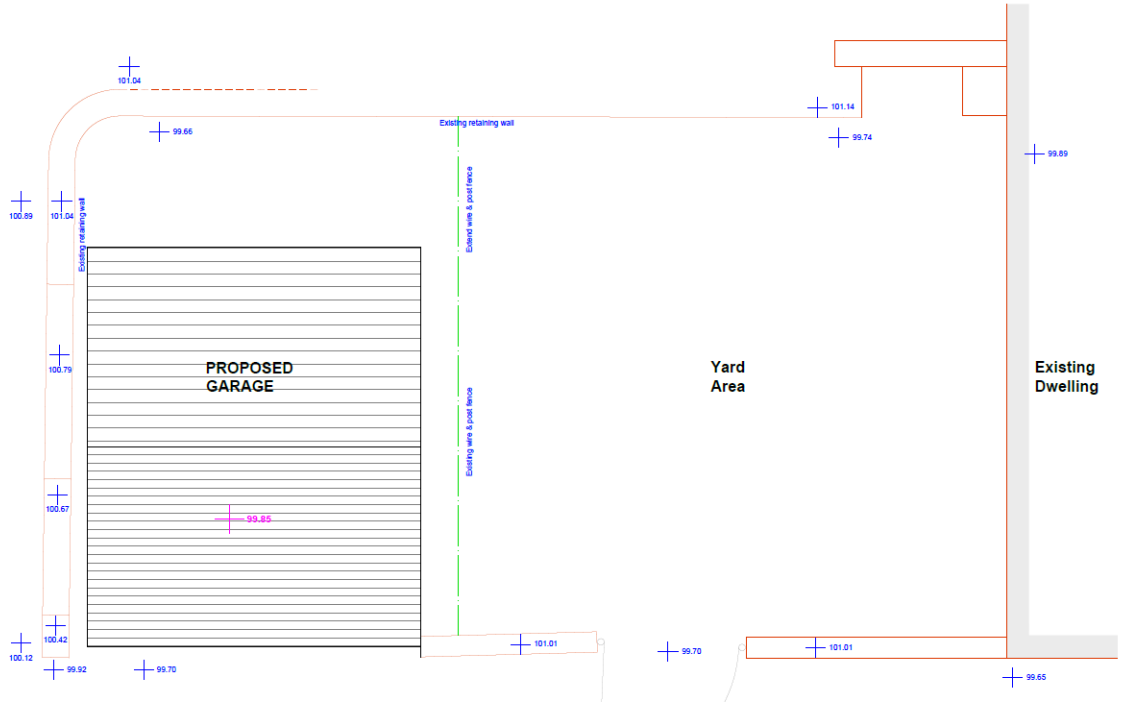
Proposal

The proposal looks to build a new double garage to the site of 2 The Bungalow, Lower Lane, Newhey. The proposed garage would be set back from the access road and provide a single garage door to the front elevation with a number of windows the rear and side elevations along with a single access door to the side elevation.

As part of the proposal, the existing stone wall is to be amended and rebuilt in areas as indicated by the plans.



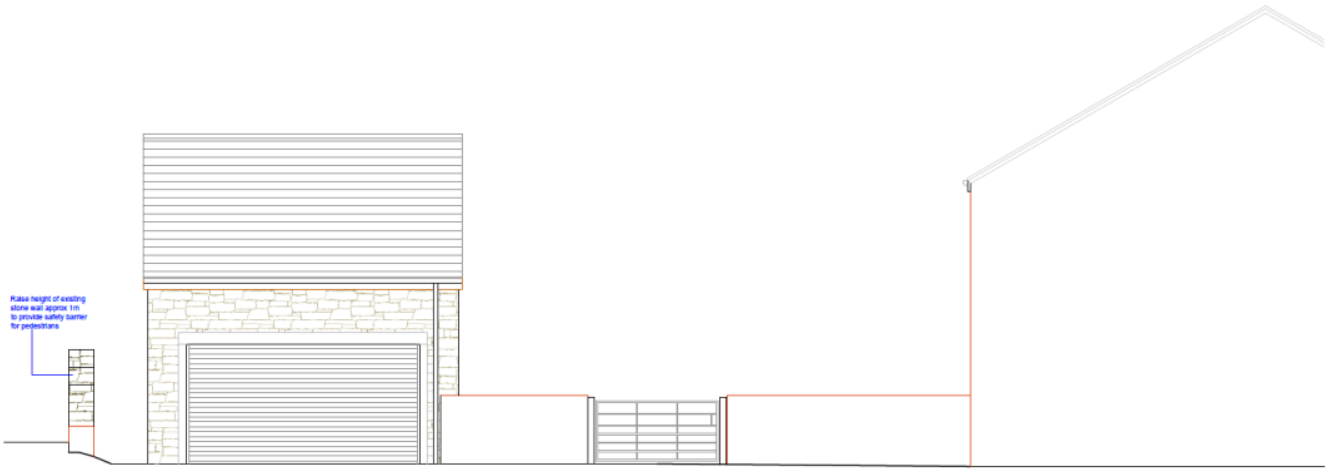
Existing Site Plan



Proposed Site Plan



Existing Street Scene



Proposed Street Scene

Assessment

The single storey nature of the proposal allows the proposed garage to sit comfortably within the site while respecting the scale of the host dwelling. The scale of the proposal is considered to have very little impact on the openness of the green belt. The proposal would constitute an acceptable proposed use and would sit well within the existing hamlet with the proposed stone facades matching the stone used in the area.

With regards to appropriateness of the development, as previously mentioned, the proposed scale fits with the existing dwellings, however to ensure the proposal does not adversely affect the existing site and the green belt as a whole, the existing and proposed volume calculations should be assessed. The existing dwelling associated with the proposal site

offers a total volume of 994m³ with the proposed development resulting in a 194m³ addition to the site, a 19% increase. This calculation indicates that the scale of the development would be acceptable within the green belt given the resulting additional volume is considerably lower than the 35% threshold as described within RMBC supplementary planning policy.

With regards to the existing conservation area, the proposal looks to address the existing heritage of the site by taking into consideration the use of materials, scale and location within the broad conservation area by matching the existing stone facades found on and around the site. Fenestration designs proposed match with existing fenestration designs found in the area and while a proposed roof material is not provided within the drawings, it is considered an acceptable material such as slate tiles can be easily integrated.

Conclusion

Based on the above assessment, it is the opinion of this report that the development, by virtue of its scale and design, meets the requirements set forth in the SPD guidance. It is considered that the 19% development increase in development volume is acceptable under the guidance provided.

The appropriateness of the scale is emphasized further by the distance provided between the proposed garage and the existing dwelling. In addition the area where the proposed garage would sit immediately faces an open recreational area and would therefore not be a detriment to the existing visual amenity provided to the existing dwellings in the area.

Lastly it is considered that the materials and overall design of the proposal meets the requirements of policy BE/17 and further green belt policies.