

Planning Statement
Longley Hey Farm
Halifax Road
Littleborough
Rochdale
OL15 0LB
For M & K Slicker



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1.0 Application Site

- 1.1 The application site comprises a detached two storey dwelling situated on Halifax Road Littleborough. There is an attached store/garage to the side of the dwelling. There is a large detached barn to the north of the dwelling. Due to land levels, there are elements of the dwelling at different levels, however the dwelling and garage/store are two storey structures, with the garage/store currently being of flat roof construction.
- 1.2 The dwelling is made of brick and stone construction which has been previously painted white. The dwelling is currently uninhabitable having suffered severe damage to its roof.

2.0 Proposed Development

- 2.1 The applicant seeks permission for the erection of a replacement two storey dwelling following the demolition of the existing two storey dwelling and garage/store.
- 2.2 The proposed dwelling would be predominantly two storey construction with a single storey side projection and a 1 ½ storey projection with a vaulted ceiling giving a large glazed gable forming a dining area with veranda. The main bedroom would also have a first floor balcony with views to the south.
- 2.3 The overall height of the proposed dwelling would be approximately 1 metre above the ridge of the existing dwelling, however given the significant damage to the roof structure, this cannot be accurately measured. The proposed dwelling would have a ridge line in line with the existing chimneys to the dwelling.

The existing dwelling comprises 270m² of floor space and has a volume of 1150m³

The proposed dwelling has a floor space of 265m² and an overall volume of 1428m³



3.0 Planning History of the Site

- 3.1 22/00629/CPL – Application for a certificate of lawfulness for a proposed single storey rear extension. Refused due to the extension connecting to an existing extension and projecting more than 4 metres.

4.0 Policy Allocation

- 4.1 The site is situated within an area of land defined as Green Belt

5.0 Material Planning Considerations

- 5.1 The main material considerations are:

Principle of Development
Green Belt
Design and Residential Amenity
Highways and Access
Flooding

6.0 *Principle of Development*

- 6.1 Revised National Planning Policy Framework (NPPF) 2021
The NPPF sets out a presumption in favour of sustainable development. Paragraph 7 states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.2 Paragraph 9 of the NPPF states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of the area
- 6.3 The NPPF reiterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.0 Green Belt

- 7.1 The application site lies within the designated Green Belt and is therefore subject to assessment against NPPF and Policy G4 of the Rochdale Core Strategy.

7.2 NPPF Paragraph 137 states "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 their permanence".

- 7.3 Policy G4 reiterates the NPPF by ensuring that development is restricted to the types of development which are deemed not be inappropriate by national planning policies unless very special circumstances exist.

- 7.4 NPPF Paragraph 138 sets out the five purposes which the Green Belt serves:
- a) "to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land".

- 7.5 NPPF Paragraphs 147 and 148 state that inappropriate development, is by definition, harmful to the Green Belt and should not be approved unless very special circumstances exist which outweigh the harm caused by the proposal.

- 7.6 The construction of new buildings should be regarded as inappropriate within the Green Belt unless they meet one of the exceptions tests set out in Paragraph 149. Exceptions include:

A - Buildings for agriculture and forestry

B- The provision of appropriate facilities for outdoor sport and outdoor recreation or cemeteries

C - The extension or alteration of a building provided 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 within the same use and not materially larger than the one it replaces

E - Limited infilling in villages or

F - Limited affordable housing for local community needs set out in policies in the development plan

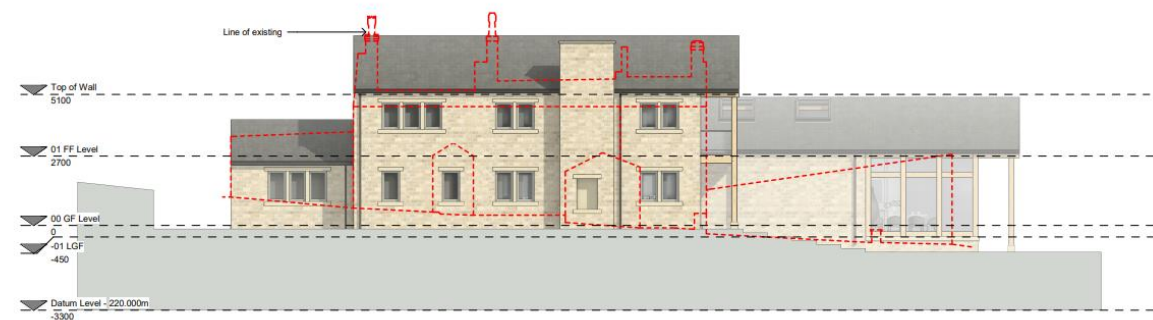
G - Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- 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

- 7.7 The proposal falls within exception Clause D, being the replacement of a building provided the new building is within the same use and not materially larger than the one it replaces.
- 7.8 In this case, the existing dwelling is a substantial two storey building with a single storey side projection and a large attached garage/store. The proposed dwelling would be predominately two storey with a single storey section and a 1 ½ storey section and would be of similar size and proportions to the existing dwelling, occupying largely the same footprint as the existing dwelling.
- 7.9 The proposed dwelling would be slightly larger than the existing dwelling in terms of volume, the existing dwelling comprises 1150m³ of volume and the proposed dwelling would contain 1428m³ of volume, this is just under 24% increase in volume.



West
1 : 100

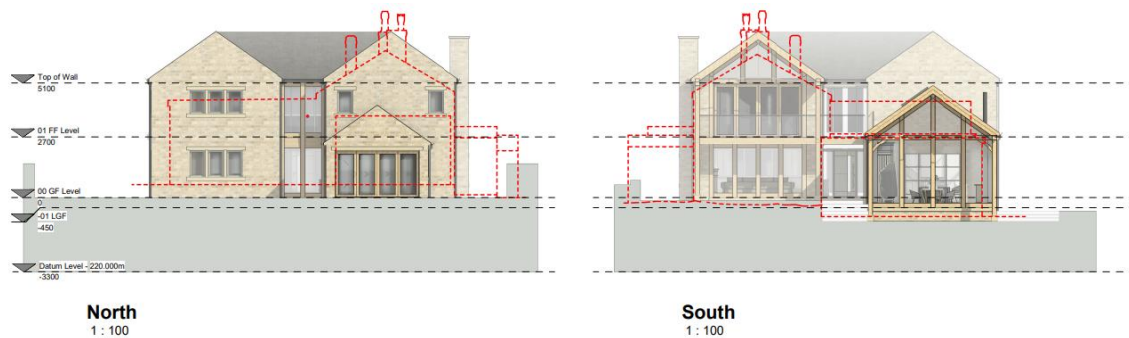


East
1 : 100

- 7.10 Exception Clause D of Paragraph 149 states that the replacement of a building within the Green Belt would not represent inappropriate development providing the building is within the same use and is not materially larger than the one it replaces. In this instance, the proposal is for a replacement dwelling, therefore the proposal falls within the same use as the existing dwelling. Whilst there would be a slight increase in overall volume, the proposed dwelling would

occupy a slightly smaller footprint than the existing dwelling and the proposed increase in volume would not be materially larger than the existing dwelling.

- 7.11 The overall height of the proposed dwelling would not have a materially greater impact on the openness of the Green Belt than the existing built development on site. The proposed 1 ½ storey element would be sited against the backdrop of the two storey dwelling and as such would not have a materially greater impact on the openness of the Green Belt.



- 7.12 As such, it is considered that the proposal complies with Policy G4 of the Rochdale Core Strategy and Paragraphs 137, 147 and 148 of the revised NPPF.

8.0 *Design and Residential amenity*

- 8.1 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to good planning. The current dwelling is in a poor state of repair, having suffered significant damage to the roof and subsequent water damage. Given the age and condition of the existing dwelling, the redevelopment of the existing building would not be financially viable, nor would this achieve the accommodation the applicant desires.
- 8.2 Paragraph 130 seeks to ensure developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture and layout and use good quality material to create attractive, welcoming spaces to live, work and visit, with a high standard of amenity for existing and future users.
- 8.3 As a result, the applicant has had significant discussions with the architect to design and develop a high quality design which is both functional and visually attractive. Given its remote location, the proposed dwelling being of a unique design would not be harmful to the visual amenity of the street scene or immediate vicinity, to the contrary, the proposed development would be of a high quality design with materials which respect its surroundings, therefore the proposal complies with Paragraphs 126-130 of the revised National Planning Policy Framework.



- 8.4 There are no neighbouring properties which would be affected in terms of overlooking or overshadowing due to the layout of the site and its proximity to neighbouring properties. In terms of the amenity of the proposed occupiers, the dwelling significantly exceeds the minimum housing standards set out in the Nationally Described Housing Standards and as such the proposal would meet the amenity standards set out in the NPPF.

9.0 Highways and Access

- 9.1 Although the site is not considered to be sustainably located due to the distance of the dwelling from the road and public transport network, the proposal would replace an existing dwelling on site and as such, the principle of development is established as acceptable despite its rural location.
- 9.2 The proposed dwelling would replace an existing dwelling on site, accessed via a private access track.
- 9.3 Paragraph 111 of the NPPF states that development should only be prevented or refused on highway safety grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.4 Given that the proposal would not increase traffic accessing the site, other than during the development which could be managed by the applicant, via their private access road, the proposal would not increase highway safety issues or demand on the strategic route network and as such, the proposal would accord with NPPF Paragraph 111.

10.0 Flooding

- 10.1 The site lies within Flood Zone 1 of the Environment Agency's Flood Risk Matrix, as such, it is at a very low risk of flooding and no Flood Risk Assessment is required of the proposed development.

11.0 Conclusion

- 11.1 The proposal represents a high quality design which would reflect the size of the existing dwelling and its surroundings, a material palette has been chosen to ensure the proposed dwelling links to its Green Belt setting with wooden features respecting its open vantage.
- 11.2 The proposed dwelling would not be materially larger than the existing dwelling and would provide an improved visual appearance than the existing dwelling and as such, complies with Policy G4 of the Rochdale Core Strategy, design and amenity considerations set out in Paragraphs 126-130 and Green Belt considerations set out in Paragraphs 138, and 147-149 of the revised National Planning Policy Framework (2021)