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JCBD-24-383-Rev 00 – 18th December 2024

Supporting Document

Application No.

24/00564/FUL

Site Address:

Land Off Smithy Nook,
Calderbrook Road,
Littleborough.
OL15 9NF

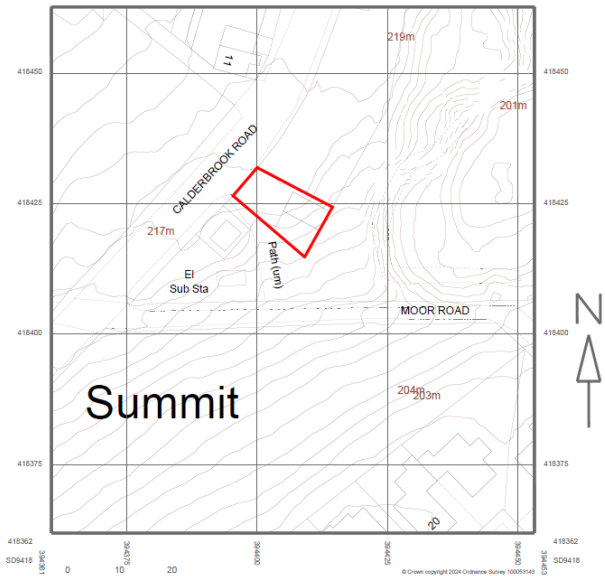
Prepared by:

Andrew Walker
J C Building Design LTD

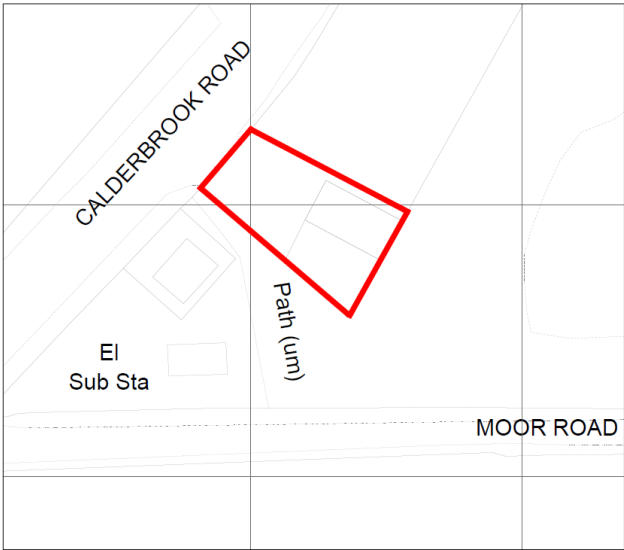
This document has been prepared in support of the application for the proposed works at the above site address. The works being a single-storey side extension and conversion of existing detached garage to form a one bedroom dwelling together with creation of hard-standing and garden area.

1. **Site Location**

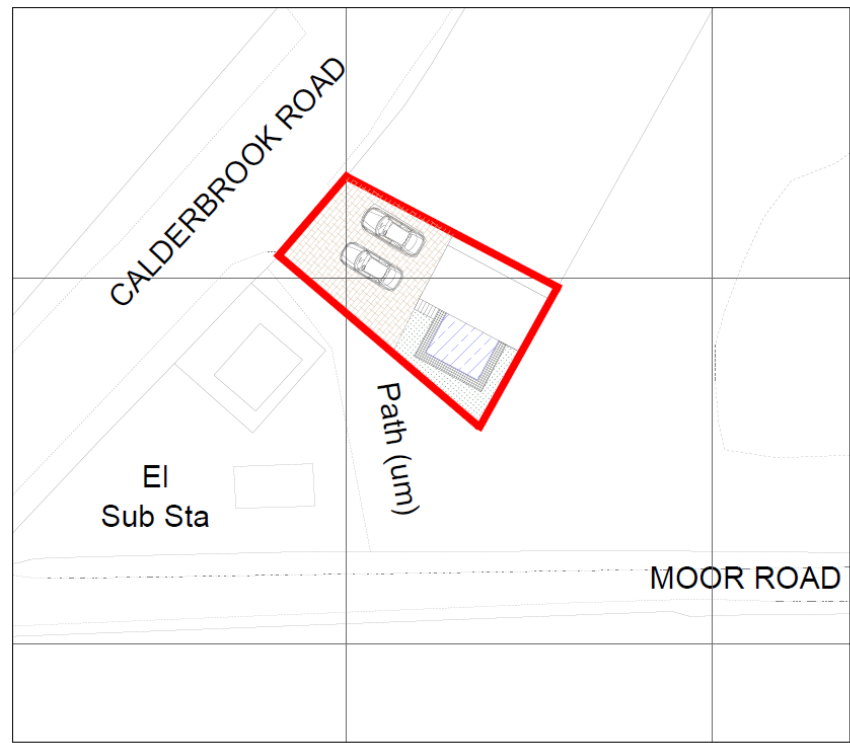
The site is located in a semi-rural area off Calderbrook Road, Littleborough in an area known as Smithy Nook. Location extracts below taken from drawing JCBD-24-383-5 are to scale.



Location Plan 1:500@A1



Existing Site Plan 1:200@A1



Proposed Site Plan 1:200@A1

Legend

- Property Boundary
- Proposed New Structure
- Proposed Permeable Drive
- Proposed Paving Area
- Proposed Lawn Area

2. The Property

The existing property is structurally sound stone/masonry-built storage/garage unit set within its own enclosed grounds, level parking/gardens extend to the front with a slopping garden front to rear on the right hand side. The rear of the structure is accessible from both sides of the property.

The proposed is a conversion to a one-bedroom accommodation to include the addition of a side extension to the right-hand side at lower level, extending flush with the main rear structure 3.05m and a depth of 4.0m, a total additional footprint of 12.2m².

Elevation and plan extract below taken from drawing JCBD-24-383-2 are to scale.



3. Sustainable and Green Belt Design Considerations

The property is located within the Green Belt and noted below the supporting information for planning.

Volume:

The Extension is not considered to be a disproportionately increase of the property's footprint or volume nor a visual impact on the landscape.

- Existing volume of the original property 80.38m³
- Volume of the proposed works 22.01m³
- % increase above the size of the original building 27.38%

Eco-Friendly Materials:

The roof of the proposed extension is to be a green living roof with use of sustainable wall materials and energy-efficient windows/doors

Energy Efficiency:

The existing roof is to incorporate renewable energy in the form of solar panels to the total area. Existing and proposed external walls, roof structure and floor area will be insulated to current building regulations to reduce energy consumption.

The addition of the extension is considered acceptable given the volume increase of the property.

It is therefore concluded that in relation to volume increase, there appears to be no reason why the site cannot be developed and meet the requirements of the LPA.

4. Biodiversity Net Gain (BNG)

The proposed development falls within the exceptions to Biodiversity Net Gain Requirements

Small-Scale Developments:

A development that does not impact a priority habitat and impacts less than:

25 square metres (5m by 5m) of on-site habitat

Self-build and custom build applications:

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

Provisions for biodiversity enhancements:

The development will however adopt a voluntary biodiversity enhancement.

These include are to include:

Planting pollinator-friendly vegetation.

Installing bird or bat boxes.

Including green roofs noted above.

It is therefore concluded that in relation to BNG, there appears to be no reason why the site cannot be developed and meet the requirements of the LPA.