



GREEN BELT ASSESSMENT

SEPTEMBER 2024

PROPOSED DEVELOPMENT

SLACK FARM, LITTLEBOROUGH, ROCHDALE OL15 9NH

JHA PULMANN

Bridge House, 18A Bridge Street, Milnrow, Rochdale, Lancashire, OL16 3ND

Extent of Report

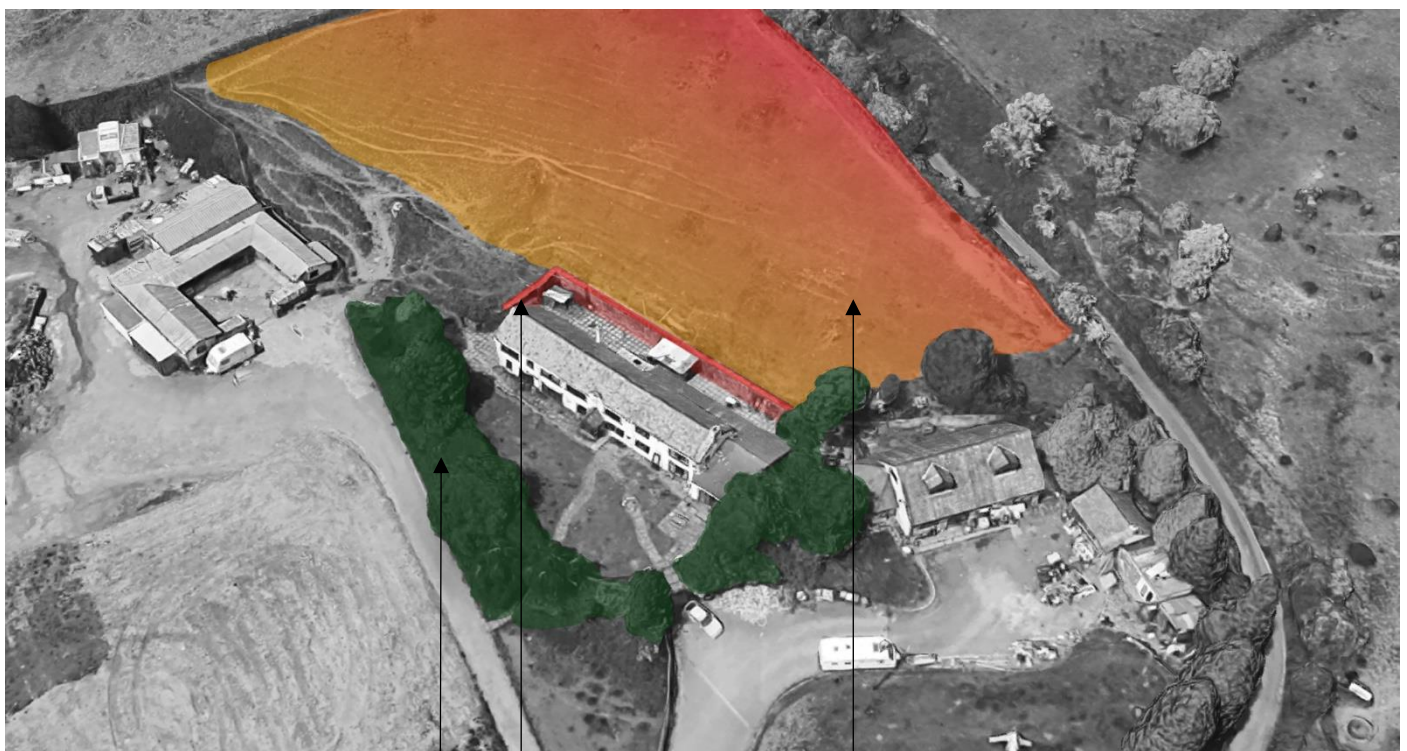
This report is prepared to accompany a Planning Application submitted to Rochdale Borough Council referenced 24/00023/FUL.

The application proposes rectification works to the existing farmhouse at Slack Farm along with an extension to the property to convert the existing farmhouse dwelling into 5 new dwellings.

Green Belt Assessment

The proposed development site sits within a rural area within a plot of land off Higher Calderbrook Road, Littleborough. The application site comprises of an existing white rendered cottage and various outbuildings, the sites immediate context includes residential and agricultural uses where various sprawling additions to existing properties is evident.

The site has enclosed boundaries to the North, East, West and South. To the North of the area of development a large mixed stone retaining wall / natural embankment shields the proposed extension from any views North of the development area. To the South & East the building is protected via a natural landscaped buffer restricting views into the site from Higher Calderbrook Road, the visibility of the extension will be restricted to views of the second-floor extension along the Southern elevation which will be obscured by existing natural landscaping.



Natural Landscaped Screen

Stone Retaining Wall

Natural Embankment



View of the rear of the property



View from Higher Calderbrook Road

FLOOR	AREA m ² (EXISTING)	AREA m ² (PROPOSED)	UPLIFT m ²
GROUND FLOOR	235m ²	299m ²	+64m ²
FIRST FLOOR	145m ²	274m ²	+129m ²

The building footprint proposes an uplift of 64m² to the ground floor with the majority of this uplift proposed to the rear of the property which is not visible from any public footpaths or highways. The second floor is subject to a greater uplift of 129m² which encompasses an existing single storey portion of the property.



Existing Elevations



Proposed Elevations

Careful consideration has been given to the design of the elevations to reduce the any loss of visual amenity into the site from surrounding areas. The treatment of the elevations will be in-keeping with the existing property utilising a small palette of white render and sandstone to reflect the qualities of the existing and surrounding properties.

The proposal is sympathetic to the existing property and surrounding areas with the extension designed to maintain the ridge/ eaves height of the existing property, limited views into the site from public footpaths/ highways, and the citing of the property nestled into an existing embankment providing natural screening limits the visual impact of the proposal from surrounding areas. The material choices are in keeping with the existing property / surrounding areas providing a considered approach in detailing to maintain the appearance of the local vernacular.

The poor condition of the existing property needs to be addressed before the property falls into a state of disrepair, the proposal seeks to restore a local heritage asset whilst ensuring the property conforms with modern living standards to provide comfortable dwellings for the end user.

Conclusion

The proposal is sympathetic to the existing property and surrounding areas with the extension designed to maintain the ridge/ eaves height of the existing property, limited views into the site from public footpaths/ highways, and the citing of the property nestled into an existing embankment providing natural screening limits the visual impact of the proposal from surrounding areas. The material choices are in keeping with the existing property / surrounding areas providing a considered approach in detailing to maintain the appearance of the local vernacular.