



Burnedge House, Broad Lane, Rochdale, OL16 4QL.

Erection of replacement detached storage building.

Supporting Planning, Design and Access Statement.

On behalf of Mr and Mrs Waterfall.

July 2024

**SEYMOUR
PLANNING**

T: 07807 136 972 | **E:** jim.seymour@seymourplanning.com

Seymour Planning Limited is a limited company registered in England and Wales. Registration number: 10657391. Registered office: 27 Central Drive, Romiley, Stockport, Cheshire. SK6 4PE.

Table of Contents

1. Introduction.	3
2. Site location and description.....	4
3. Relevant Planning History.	6
4. The Proposal.	7
5. Relevant Development Plan Policy and Other Guidance.....	8
6. Planning Analysis.	10
7. Conclusion.	15

Appendix 1: Photographs showing inside of building.

1. Introduction.

1.1 This Planning Statement has been prepared by Seymour Planning Ltd on behalf of Mr and Mrs Waterfall in support of this Planning Application for the erection of a replacement detached storage building at Burnedge House.

1.2 This statement should be read in conjunction with the following:

- Application Forms and ownership certificate.
- Application plans (prepared by A J Cocker Associates).
- Habitat Survey & Preliminary Bat Roost Assessment (prepared by Helen Hamilton Ecology).

1.3 This statement demonstrates why the proposal accords with national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and description.

2.1 The application relates to land immediately to the southwest of Burnedge House, Broad Lane, Rochdale, OL16 4QL.

2.2 The land is irregular in shape and contains an existing timber storage building used in connection with Burnedge House.

2.3 The land and building have been in the ownership of the applicants (Mr and Mrs Waterfall) since 9th May 2014.

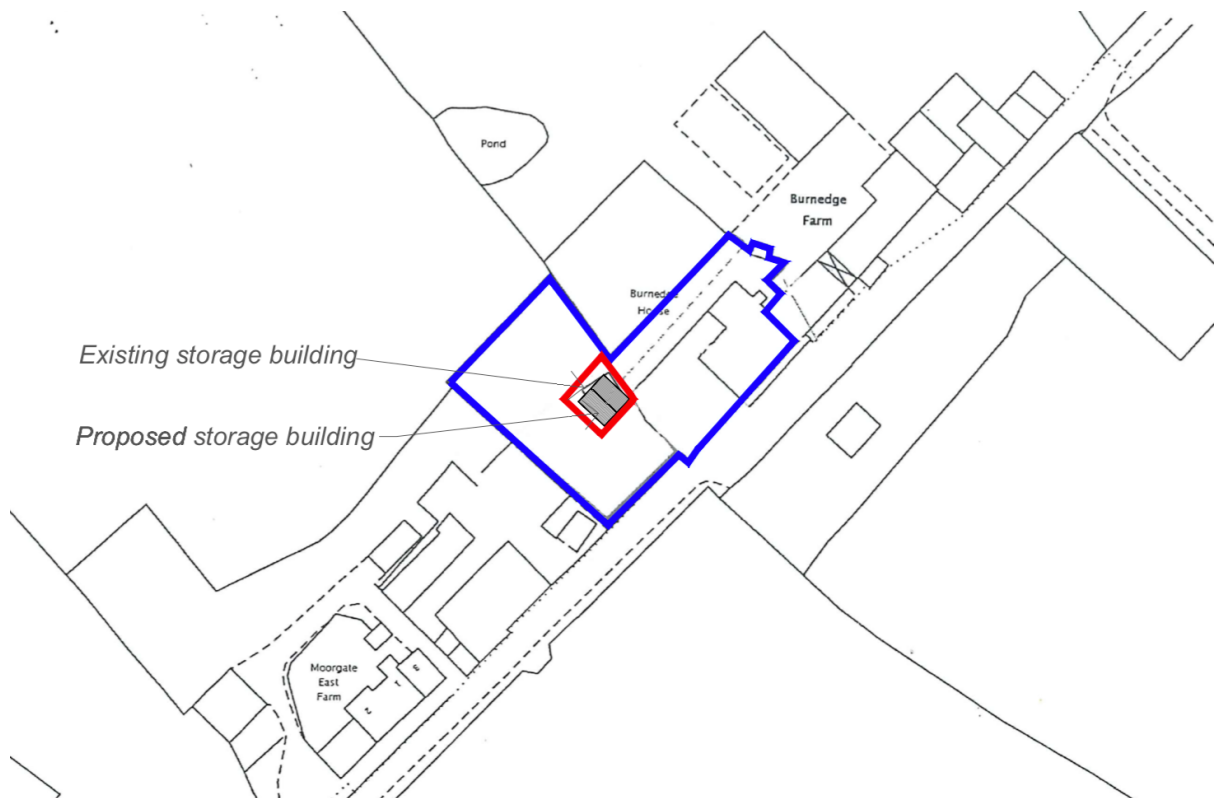


Figure 1: Site location and boundary.

Other Information.

2.4 The site is not a Locally Listed Building

2.5 The site is not Statutorily Listed or adjacent to any other Statutorily Listed Buildings.

2.6 The site is not in a Conservation Area.

2.7 There are no public rights of way that cross site.

2.8 The site is designated as lying within land covered by Flood Zone 1 status according to the Environment Agency (EA) Flood Map.

3. Relevant Planning History.

3.1 The application site has the following relevant planning history:

- Change of use of land to form extension to existing curtilage; erection of garage/store and demolition of existing timber outbuilding. Refused 8/12/2023.
- Change of use from agricultural land to extension to private garden, including demolition and replacement of existing detached garage. Refused 18/2/2021.
- Change of use from agricultural land to extension to private garden, including demolition and replacement of existing detached garage. Withdrawn 3/10/2017.
- Replacement detached garage and boundary wall. Withdrawn 14/10/2015.
- Outline application with all matters reserved for the erection of one bungalow with associated double garage. Refused 5/10/2012. Appeal Dismissed.

4. The Proposal.

4.1 The proposed development is identified on the accompanying plans:

- Location plan ref: W350-04
- Block Plans and Existing Building ref: W350-07
- Proposed house plans and elevations ref: W350-06

4.2 The proposed replacement storage building would be sited in the same location as the existing building but rotated slightly to square the frontage in line with Broad Lane. The proportions, floorspace and volume of the existing and proposed building would be identical (38.4 sqm/115.20 m3).

4.3 The proposed replacement storage building would be constructed from natural stone to match the existing house with a natural slate roof. The building would include timber doors and windows, timber fascia boards and aluminium rainwater goods.

4.4 Following completion of works the immediate grounds surrounding the new storage building would be landscaped including providing the necessary 10% Biodiversity Net Gain (see associated Ecological Survey and Biodiversity Net Gain Assessment).

4.5 The full case for the proposal is set out in paragraph 6 (Planning Analysis) below.

5. Relevant Development Plan Policy and Other Guidance.

5.1 The Statutory Development Plan

The statutory development plan for Rochdale comprises:

- Places for Everyone (PfE) Joint Development Plan
- Rochdale Core Strategy (Adopted October 2016)
- Rochdale Unitary Development Plan – policies that have been “saved” by direction under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 hence not replaced by the Core Strategy.
- Rochdale Unitary Development Plan Proposals Map
- Greater Manchester Joint Waste Development Plan Document (Adopted April 2012)
- Greater Manchester Joint Minerals Plan (Adopted April 2013)

Within the above plan the application site is allocated as lying within the Green Belt.

5.2 Development Plan Policies relevant to this application are:

- PfE Policy JP-G9: The Green Belt.
- SO3 Improving design, image and quality of place
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- SO4 Promoting a greener environment
- G4 Protecting Green Belt
- SO3 Improving design, image and quality of place
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- DM1 General Development Requirements
- SD1 Delivering sustainable development
- SO5 Improving accessibility and delivering sustainable transport

- T2 Improving Accessibility
- G8 Managing water and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

5.3 The National Planning Policy Framework (NPPF).

The main theme of the NPPF is that there should be “a presumption in favour of sustainable development”.

Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and that permission should not be approved except in “*very special circumstances*”.

Paragraph 153 of the NPPF states that “very special circumstances” will not exist 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 154 of the NPPF specifies that local planning authorities should regard the construction of new buildings in the Green Belt as inappropriate unless falling within a list of bullet point exceptions. The following bullet points are relevant to this proposal:

- Bullet point **d**: the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- Bullet point **g**: 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.

6. Planning Analysis.

Principle of Development – Green Belt

6.1 The application site falls outside a Settlement Boundary and within the Green Belt as identified in the development plan.

6.2 Paragraph 154 of the National Planning Policy Framework (NPPF) imposes a general presumption against the construction of new buildings in the Green Belt unless falling within a list of bullet point exceptions. In this case **two** exception bullet points are relevant as follows:

- **c:** *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.*

In respect of bullet point **d** it is important to note that no definition of “*materially larger*” is provided in the NPPF.

- **g:** *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.*

In respect of bullet point **g** it is important to note that no definition of what constitutes a “greater impact” is given in the NPPF.

6.3 In this case the proposed storage building would replace the existing building at the site. The use of the site would otherwise not change i.e., it would remain as a storage building.

6.4 The applicant site comprises built development and therefore also constitutes Previously Developed Land.

6.5 The proposed development therefore legitimately falls into both paragraph 154 exception categories above. The proposal has therefore been considered against **both** exception categories **c** and **g** and the Council has a duty to consider against each exception.

Assessment of the proposed storage building as a replacement building (NPPF Para 154 exception d).

6.6 The proposed building will be in the same use as the existing building. (Please refer to photographs at Appendix 1 which shows the internal use of the building).

6.7 The proposed building will of an identical size as the existing building. This is summarised within the following comparative assessment table:

	Existing building sqm/m3.	Proposed building sqm/m3.	Percentage change.
Size	38.4 sqm	38.4 sqm	0% increase.
	115.20 m3	115.20 m3	

Table 1: Existing vs Proposed sqm and volume comparative.

6.8 It is therefore considered that the proposed replacement building is not materially larger than the building it replaces. Given that it will be used for the same purposes as the building it replaces the proposed building would not be inappropriate development and therefore complies with paragraph 154 d of the NPPF and the relevant policies of the development plan.

Assessment of the proposed garage as redevelopment of previously developed land (PDL) and impact on openness (NPPF Para 154 exception g).

6.9 The site comprises PDL. Under the provisions of paragraph 154 **g** the site can be redeveloped provided there is no greater impact on the openness of the Green Belt resulting from the development.

6.10 There is significant caselaw on how “openness” should be interpreted. The *Euro Garages Limited v SoSCLG and CWCC 2018 EWHC 1753 (Admin)* case is perhaps the most relevant case law on this issue. It established that the mere fact of change, or addition of built development, does not automatically harm openness. It held that whether openness was preserved or harmed should rely in part on a visual test as well as any definitional spatial assessment (as per the assessment set out above for the proposed extension).

6.11 The NPPG also acknowledges a dual test and advises as follows:

“openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant as could its volume.”

Paragraph: 001 Reference ID: 64-001-20190722 (revision date 22 07 2019).

6.12 In **spatial** terms **table 1** above identifies that the size of the proposed new storage building would be identical to the existing building on site.

6.13 Given the identical sizing it follows in turn that **visually** the proposed building will replace the existing buildings with a new building that will have no greater impact on openness than the buildings to be replaced.

6.14 In summary, given the proposal redevelops PDL with no greater impact on openness, the proposal is not considered to represent inappropriate development in the Green Belt and would therefore comply with NPPF paragraph 154 bullet point **g**.

Design.

6.15 The proposed storage building represents high-quality design. The building works would be constructed from the highest quality matching materials as identified in the supporting plans and documents. The works are of an entirely appropriate scale and size for the building and wider site in visual terms.

6.16 The proposed materials will result in a improved appearance to the site, compared to the current building, which will be more in keeping with the existing property. The slight rotation of the building to square its frontage with Broad Lane will also improve the sites cohesion.

6.17 The application therefore complies with the relevant design related policies of the development plan and design related paragraphs of the NPPF.

Residential Amenity.

6.18 No residential properties immediately adjoin the application site. The proposal therefore has no greater or negative impact on adjoining property in respect of loss of light, privacy, or overbearing impact than the existing situation on site. No residential properties would be impacted on by the proposal.

Highways/Access.

6.19 The proposal raises no additional highways or access issues. The development would utilise an existing access point which is in the ownership of the applicant.

Ecology and Biodiversity Net Gain.

6.20 An Ecological Survey and Biodiversity Net Gain Assessment is submitted in support of this planning application. A series of recommendations and mitigation

measures are proposed within the supplied survey. These measures can be secured via conditional approval of this document.

6.21 The survey identifies that the required Biodiversity Net Gain can be delivered on site via a combination of modified grassland and mixed scrub planting around the perimeter of the building. The design therefore allows for appropriate species/habitat creation in accordance with development plan policies and the NPPF. This can be secured via planning condition.

7. Conclusion.

- 7.1 The submitted application demonstrates that the proposed development is acceptable in planning policy, design, ecology, residential amenity, and highways terms.
- 7.2 The proposal will result in an acceptable and high-quality form of development within the Green Belt. It will offer improvements to the site's current visual appearance.
- 7.3 The proposal complies with paragraph both 154 **d** and **g** of the NPPF.
- 7.4 The proposal therefore would not be harmful to the Green Belt and would not represent inappropriate development in accordance with the development plan and NPPF.
- 7.5 The site does not constitute significant ecology habitat. The existing value of the site will be retained and can be enhanced within a landscaping scheme for the site delivering the necessary BNG.
- 7.6 In summary the proposal will not have a detrimental impact on the openness of the Green Belt, it will be of high-quality acceptable design, will generate no harm to the residential amenities of adjoining properties, it will not harm the ecology or the highways safety of the area.
- 7.7 There are no negative impacts that result from the development. The proposal would therefore result in sustainable development in accordance with the NPPF.
- 7.8 It is therefore requested that the LPA grant planning permission for the development as proposed.

Appendix 1: Photographs showing inside storage use of building.





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