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Chartered Surveyors

PLANNING STATEMENT (incorporating the Design & Access Statement)

Planning application for the conversion of an agricultural barn into one
residential dwelling at Greengate Hill Farm, Ashworth Road, Rochdale
OL11 5UN.

1.0 Table of Contents

1.0	Table of Contents	1
2.0	Introduction & Background	2
3.0	Proposal.....	3
4.0	Planning Policy & Guidance	3
5.0	Evaluation	6
6.0	Conclusion	7

2.0 Introduction & Planning Background

Introduction

This planning application has been prepared and submitted on behalf of Mr & Mrs C Campbell (hereinafter referred to as the “Applicant”)

The applicants are the freehold owner of the barn subject to this Planning Application at Greengate Hill Farm, Ashworth Road, Rochdale OL11 5UN.

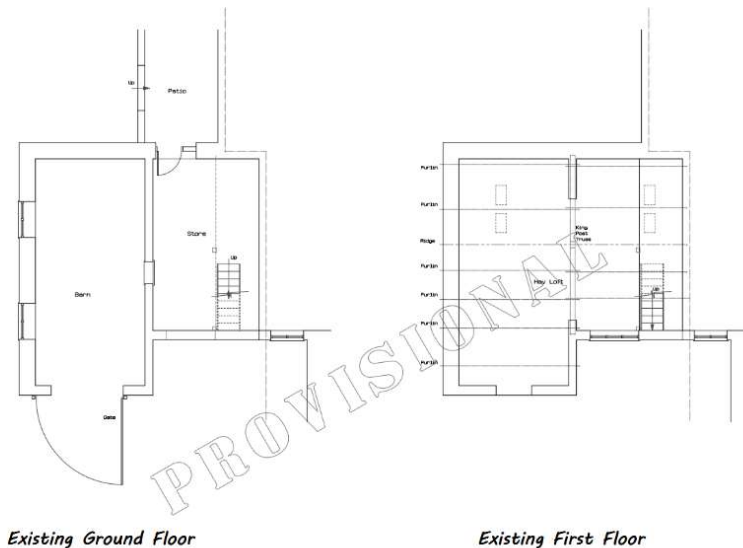
Greengate Hill Farm comprises several residential dwellings and agricultural barns and buildings.

The barn subject to this Planning Application is currently vacant and unconverted.



3.0 Proposal

This planning application seeks to secure planning permission to convert an agricultural barn to a two-bedroom residential dwelling with associated access and parking.



4.0 Planning Policy & Guidance

The Application Site is shown to be located within the Green Belt on the proposal maps attached to the Rochdale Core Strategy 2016.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the principle that planning applications should be determined in accordance with the development plan, unless there are material considerations indicating otherwise. In this case the development plan is The Rochdale Core Strategy, adopted in October 2016.

Green Belt

Policy G4- Protecting Green Belt land; within The Rochdale Core Strategy states:

We will continue to protect from development the following areas of Green Belt:

- *South of the borough: the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (i.e. land between the towns of Rochdale, Middleton and Heywood and between those and towns outside the borough); and*
- *North of the borough: the Pennine rural fringe to the north and east of the borough where its primary role will be to prevent encroachment into the countryside (i.e. land north of Rochdale and Heywood, east of Rochdale).*

Development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated.

We will encourage the continued operation of major developed sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt.

1996-2016 Local Plan - the Unitary Development Plan from the 1996-2016 Local Plan is still in place until the Allocations Development Plan is adopted.

Policy D/9 re-use and adaptation of buildings in rural areas states:

The re-use and adaptation of buildings outside the defined urban area will be permitted provided that all of the following criteria are met:

- a) Where the site is within the Green Belt, the re-use or adaptation does not have a materially greater impact than the previous use on the openness of the Green Belt and the purpose of including land within it;***
- b) The application building is of a permanent and substantial construction and is capable of conversion to a new use without major or complete reconstruction;***
- c) The building is large enough for the proposed use without the need for extensions of a size and design that would alter the basic character and appearance of the building or its contribution to the landscape;***
- d) The building can be capable of being provided with satisfactory means of access, services and ancillary facilities, such as hardstanding, gardens, fences, walls etc., without a significant impact on landscape character, the setting of the building or, where it falls within the Green Belt, the openness and visual amenity of the Green Belt and the purposes of including land within it; and***
- e) The proposed use is compatible with adjacent land-uses and other policies/proposals of the Plan.***

The proposed development will have no greater material impact on the openness and visual amenity of the Green Belt, would not alter the basic character and appearance of the building and its contribution to the Green Belt, and can be seen to be capable of conversion without major or complete reconstruction. (See structural survey).

The building would not need to be extended and is compatible with other surrounding residential properties at Greengate Hill Farm, so therefore has adequate access and ancillary facilities already on site.

Guidance for development within the Green Belt is also contained within the National Planning Policy Framework (NPPF).

NPPF

The NPPF is a material factor used in the determination of planning applications.

Chapter 13, paragraph 155

“Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are”:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;***
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

The conversion of the traditional agricultural barn is supported by guidance contained within the above.

The conversion of the existing traditional agricultural building does not conflict with any of the five purposes of including land in the Green Belt listed under paragraph 143 of the NPPF.

The proposed conversion occupies the same footprint as the existing agricultural barn. Furthermore, the conversion is contained within the same physical structure as the original building. Neither the elevations nor the roof height or pitch will be altered by the conversion.

Paragraph 38 (NPPF December 2023)

States that “local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 11 (NPPF December 2023)

Urges Local Planning Authorities when assessing and determining development proposals to apply the presumption in favour of sustainable development.

5.0 Evaluation

Justification

The proposed conversion of the existing agricultural barn will bring a sympathetic economic use to an agricultural barn which is now unsuitable for modern agricultural practices.

The conversion of the barn is compliant with National and Local Planning Policy.

The conversion of the agricultural barn can be considered sustainable for the following reasons:

- The conversion has not necessitated the creation of residential curtilage within the Green Belt. The existing concrete area provides off-road parking for vehicles.
- The barn is located close to public services (public transport and amenities in Wolstenholme Village) and is on an existing refuse collection route.
- The application site is served by existing infrastructure (mains water and electricity) and is compatible with existing land uses at Greengate Hill Farm.

The conversion of the traditional brick-built agricultural barn is supported by guidance contained within Chapter 13, paragraph 155 of the NPPF.

The conversion of the existing traditional brick-built agricultural building does not conflict with any of the five purposes of including land in the Green Belt listed under paragraph 155 of the NPPF.

The proposed conversion occupies the same footprint as the existing agricultural barn. Furthermore, the conversion is contained within the same physical structure as the original building. Neither the elevations nor the roof height or pitch will be altered by the conversion.

The conversion will bring new life to an agricultural building no longer suitable for modern agricultural use and uneconomical for commercial re-use.

The conversion of the barns will bring about a significant visual improvement of the area.

Design

The design of the conversion will respect the existing character and form of the traditional agricultural barn.

Use

The use will be residential.

Siting and Layout

Elevations and internal layout plans are attached to this planning application.

Access

The existing access is off Ashworth Road and is used by a number of residential dwellings on site.

6.0 Conclusion

The conversion of the traditional agricultural barn is supported by guidance contained within the NPPF (chapter 13, paragraph 155).

The conversion is compliant with Policy and should be considered sustainable in the context of the NPPF.

Appendix 1

Appendix 2

