

Green Belt Statement.



Ref: 147.25

Project: Shippon Cottage

Date: 09.10.2025

Client: C Thompson

Unit 17 Guest House Farm
Runshaw Lane
Euxton
PR7 6HD

bcae-architects.co.uk
01772 230 538

RE: Green Belt Statement Planning Request

1. Site Context

The application site is located within land designated as Green Belt under the Rochdale Borough Council Local Plan and is therefore subject to the provisions of Section 13 of the National Planning Policy Framework (NPPF, July 2021) – *Protecting Green Belt Land*.

The site currently comprises two key built elements:

- An existing stable building of modest scale and traditional agricultural appearance.
- A detached outbuilding of solid construction, currently in ancillary use, proposed for conversion to a residential annex.

Both buildings are positioned within an established curtilage, bounded by mature vegetation and existing boundary treatments that limit wider visual intrusion.

2. Relevant Green Belt Policy Context

Paragraph 154 of the NPPF sets out that the construction of new buildings within the Green Belt is regarded as inappropriate development except in certain circumstances. Two such exceptions are relevant to this proposal:

- **Paragraph 154 (d)**: the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- **Paragraph 154 (h) (iv)**: the re-use of buildings, provided that the buildings are of permanent and substantial construction.

The corresponding local Green Belt policy supports these principles, requiring that proposals maintain the openness of the Green Belt and do not conflict with its purposes.

3. Volume Comparison

Replacement Stables

A volumetric assessment has been undertaken to compare the existing and proposed stable buildings:

Description	Volume (m ³)
Existing Stable	168 m ³
Proposed Stable	468 m ³
Difference	+300 m ³ (+178%)

The proposed stable represents an overall increase in built volume of approximately **178%** over the existing. Whilst this constitutes a material increase, the proposal has been designed to consolidate equestrian functions into a single, well-proportioned building rather than a series of scattered small structures.

The proposed building remains low in height, with a traditional form and use of natural, rural materials that respect the character of the site and reduce visual impact within the landscape.

Outbuilding Conversion (Residential Annex)

The existing outbuilding is to be converted to a small residential annex without substantial extension:

Description	Volume (m ³)
Existing Outbuilding	190 m ³
Proposed Annex	234 m ³
Difference	+44 m ³ (+23%)

The increase of approximately **23%** arises from modest roof alterations and rationalisation of the building envelope to meet modern residential standards. The structure remains compact and of limited visual prominence.

4. Impact on Openness and Green Belt Character

The principle of both developments has been carefully considered against the fundamental aim of Green Belt policy – to prevent urban sprawl and preserve openness.

- **Stable Replacement:** While the volume increase is notable, the development remains agricultural/equestrian in use, located within the existing built envelope, and does not encroach into previously undeveloped land. The revised design provides an improved and consolidated form that reduces visual clutter and supports the continued rural function of the site.
- **Annex Conversion:** The annex represents the re-use of an existing permanent building. The modest increase in volume and residential use will not materially harm openness or the visual character of the Green Belt.

In both cases, the overall pattern of built form on the site remains compact and visually contained, ensuring that the openness of the Green Belt is preserved in both spatial and visual terms.

5. Conclusion

When assessed against national and local Green Belt policy, the proposals represent appropriate forms of development:

- The **replacement stable** constitutes a proportionate and justified enhancement of an existing facility, designed to meet contemporary standards while respecting local rural character.
- The **conversion of the outbuilding to a residential annex** falls within the NPPF exception for the re-use of permanent structures and results in only a marginal increase in built volume.

Taken together, the proposals preserve the openness of the Green Belt, do not conflict with its purposes.

Accordingly, the development should not be regarded as inappropriate within the Green Belt.

Yours faithfully,



Arron El-Ammar

RIBA Chartered Architect | Director

BCAE Architects.