

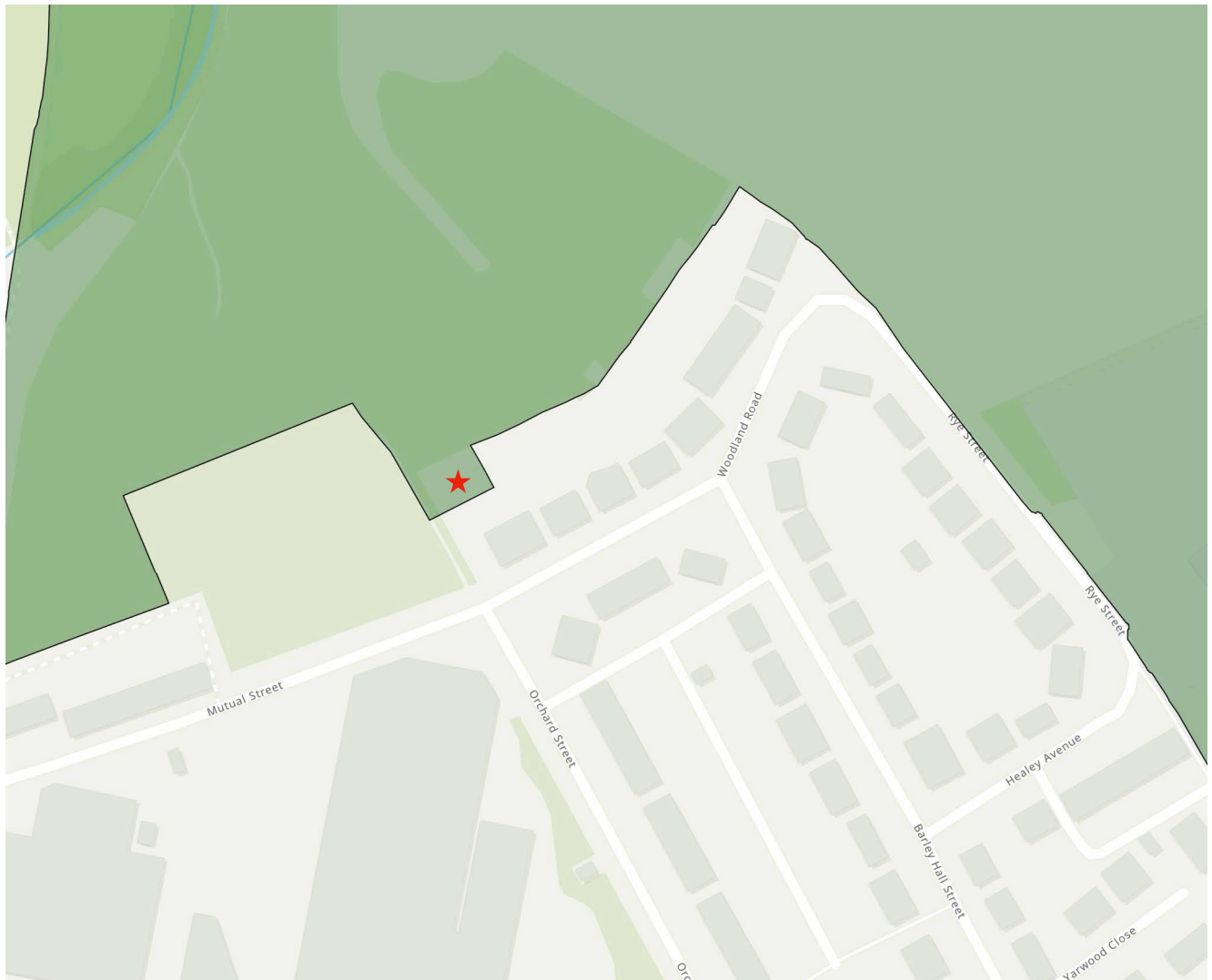
GREEN BELT ASSESSMENT

Proposed Outbuilding (Garage / Games Room)

34 Woodland Road, Heywood, OL10 4DB

1. Site Context

The application site relates to the existing residential property at 34 Woodland Road, Heywood. The property lies within land designated as Green Belt under the adopted Local Plan of Rochdale Metropolitan Borough Council.



Part of the rear garden Site location within greenbelt

The proposal seeks permission for the erection of a detached ancillary outbuilding within the residential curtilage of the host dwelling.

2. Description of Development

The proposed development comprises a single-storey detached outbuilding to the rear of the property to be used for:

- Garage / storage (21m²)
- Games room (48m²)

Total Gross Internal Floor Area: 69m²

The building is domestic in nature and incidental to the enjoyment of the existing dwellinghouse.

Materials are to match the existing dwelling (brickwork and roof tiles), with grey roller shutter door and grey composite/bifold doors as shown on the approved drawings.

3. Green Belt Policy Context

Paragraphs 149 and 150 of the National Planning Policy Framework (NPPF) set out forms of development that are not inappropriate in the Green Belt, provided they preserve openness and do not conflict with the purposes of including land within it.

Under Paragraph 149(c), the extension or alteration of a building is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building.

Paragraph 150(d) also allows for limited infilling or redevelopment of previously developed land where it would not have a greater impact on openness than the existing development.

This proposal is considered under the principle of maintaining Green Belt openness.

4. Volume Calculations

The Council has requested volume calculations to assess impact on openness.

4.1 Proposed Outbuilding

Based on the submitted drawings (Scale 1:100):

Footprint (GIA): 69m²

The building is single storey with an approximate maximum ridge height of 3.8m and an approximate eaves height of 2.4m.

For the purposes of volume calculation, a dual-pitch roof form has been assumed.

Volume Calculation Method:

Rectangular base volume + triangular roof volume

A. Rectangular Wall Volume (to eaves)

$$69\text{m}^2 \times 2.4\text{m} = \\ = \mathbf{165.6\text{m}^3}$$

B. Roof Volume (triangular prism)

Assumed roof height above eaves:
 $3.8\text{m} - 2.4\text{m} = 1.4\text{m}$

Roof volume formula:
 $\frac{1}{2} \times \text{footprint} \times \text{roof height}$

$$\frac{1}{2} \times 69\text{m}^2 \times 1.4\text{m} = \\ = \mathbf{48.3\text{m}^3}$$

Total Proposed Volume:

$$165.6\text{m}^3 + 48.3\text{m}^3 =$$

Total = 213.9m³ (approx. 214m³)

5. Impact on Green Belt Openness

The proposed outbuilding:

- Is single storey in scale
- Is located within the established residential curtilage
- Sits to the rear of the dwelling
- Does not project into open countryside beyond the built form
- Does not materially increase site coverage relative to the overall plot size

The structure replaces open garden area but remains visually contained within domestic boundaries and is not readily visible from wider Green Belt land.

Given:

- The modest scale (approx. 214m³)
- The domestic ancillary nature of the structure
- Its positioning within an enclosed residential plot
- The matching materials and low ridge height

The proposal will not result in a harmful loss of openness nor conflict with the purposes of including land within the Green Belt.

6. Conclusion

The proposed detached outbuilding at 34 Woodland Road:

- Is ancillary to the existing dwelling
- Is modest in scale (approx. 214m³)
- Preserves the openness of the Green Belt
- Does not encroach into undeveloped countryside
- Does not conflict with Green Belt purposes under the NPPF

Accordingly, the development is considered compliant with national Green Belt policy and local planning policy.