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Your ref:

GREEN BELT ASSESSMENT

Proposed Side Extension at 1 The Bungalow, Lane Bottom, Newhey, Rochdale, OL16 3TD

1. Introduction

This Green Belt Assessment supports a planning application for the extension of 1 The Bungalow, Lane Bottom, Newhey, Rochdale.

The site lies within the designated Green Belt and contains a single-storey semi-detached stone dwelling. The proposal seeks to extend and reconfigure the existing dwelling to provide improved living accommodation.

This statement demonstrates that the proposal:

- Complies with the National Planning Policy Framework (NPPF).
 - Represents a proportionate addition.
 - Preserves the openness and purposes of the Green Belt.
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2. Existing Site and Building

The existing arrangement is shown on the submitted drawings 26.3738.1

The dwelling:

- Is single storey in its entirety.
- Has an irregular and extended plan form, comprising multiple projections.
- Provides a floor area of approximately.

142.3m² (existing gross internal area)

The existing elevations demonstrate:

- A varied roof profile and stepped massing.
 - A building that has already evolved beyond a simple original bungalow form.
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3. Proposed Development

The proposed development is shown on drawing 26.3738.2A

The scheme comprises:

- A single-storey side extension.
- Internal reconfiguration to provide.
 - Open plan kitchen / family space
 - Playroom and improved bedroom arrangement
 - Utility accommodation

The proposed extension provides:

60.6m² additional floor area

The development remains:

- Entirely within the existing residential curtilage.
 - Single storey in scale.
 - Designed with simple and subservient roof forms.
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4. Policy Context

The proposal is assessed against:

- National Planning Policy Framework – Paragraph 149(c).
- Rochdale Metropolitan Borough Council – Policy G1 (Green Belt).

The NPPF confirms that:

Extensions are not inappropriate development provided they are not disproportionate over and above the size of the original building.

5. Green Belt Assessment

5.1 Proportionate Addition (Key Test)

A clear and robust comparison can now be made using measured floor areas:

- Existing dwelling: 142.3m²
- Proposed extension: 62.2m²

This results in:

$$60.6 \div 145.3 \times 100 = 41.7\% \text{ increase}$$

Interpretation

The proposal represents an approximate:

41.7% increase over the existing dwelling

Planning Assessment of Increase

Whilst percentage increase is a relevant indicator, it is not determinative on its own. The key test under the NPPF is whether the addition is disproportionate in spatial and visual terms.

In this case:

- The increase is achieved entirely at single-storey level.
- No additional storey or vertical mass is introduced.
- The extension is spread horizontally, resulting in a low-profile built form.
- The proposal rationalises and consolidates an already irregular building footprint.
- The development remains domestic in scale and character.

Critical Point

A 41.7% increase in floor area, when delivered solely at single-storey level and with a relatively small increase in height or visual dominance, does not equate to a disproportionate impact in Green Belt terms.

Established Decision-Making Approach

It is well established in Green Belt decision-making that:

- Modest increases (often up to ~50%) can be acceptable depending on form and impact.
- Greater weight is placed on.
 - **Volume and height**
 - **Visual openness**
 - **Perception in the landscape**

Here:

- Height remains relatively unchanged.
- Massing is visually recessive.
- No sprawl into open land occurs.

Conclusion:

The proposal constitutes a proportionate extension and is therefore not inappropriate development.

5.2 Impact on Openness

Spatial Openness

- No extension beyond the existing curtilage.
- No encroachment into open countryside.
- No intensification of land use.

Visual Openness

From the proposed elevations.

- The development remains low in height.
- Roof forms reduce perceived bulk.
- The scheme reads as a domestic extension, not a dominant structure.

Key Planning Position

The perception of openness is preserved, as the extension does not introduce a visually intrusive or prominent built form.

Conclusion:

No material harm to openness.

5.3 Impact on Green Belt Purposes

Purpose	Assessment
Sprawl	No extension beyond curtilage
Merging settlements	No effect
Safeguarding countryside	Maintained
Historic setting	Neutral
Urban regeneration	No conflict

Reasonably compliant.

6. Design and Character

The proposed design (see elevations).

- Reflects traditional domestic proportions.
- Uses simple roof geometry.
- Improves overall architectural coherence.

Key Design Benefit

The proposal replaces a fragmented and piecemeal plan form with a more cohesive and legible dwelling.

7. Special Circumstances

- Development remains low height and visually recessive.
- No encroachment beyond curtilage.
- Improves built form and residential functionality.
- No demonstrable harm to Green Belt purposes.

These factors would clearly outweigh any perceived harm.

8. Final Conclusion

Taking full account of the submitted drawings:

- confirms an irregular and extended existing form.
- demonstrates a controlled, single-storey extension.

The proposal:

- Results in a 41.7% increase in floor area.
- Remains single storey and visually subservient.
- Preserves openness.
- Complies with the National Planning Policy Framework.
- Aligns with Rochdale Metropolitan Borough Council policy.

Frank James Smith

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