APPLICATION NUMBER: 21/00257/HOUS

Application Number:	21/00257/HOUS
Location:	Lightowlers Barn Lightowlers Lane Littleborough OL15 0LN
Proposal:	Single storey side extension.
Applicant:	Mr David O'Donnell
Case Officer:	Majid Mir
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

COMMENTS	**Planning Panel comments received?**	**N**
	Neighbour comments received?	**N**

CONDITIONS	**Pre-commencement conditions proposed?**	**Y**
	Pre-commencement conditions agreed (or notification period expired)?	**Y**

Location

The application relates to Lightowlers Barn, a detached property within the Green Belt. Permission has recently been granted for the subdivision of the barn into two dwellings.

Description of Proposal

A single storey lean-to style extension is proposed to the side elevation, using natural stone and slate to match the existing.

Relevant History

20/00324/FUL	Subdivision of dwelling into two three-bedroom dwellings including single storey extension to west facing elevation, alterations to window to create entrance door to east facing elevation together with installation of new window to south facing wall and installation of two roof lights. Decision: Grant subject to conditions
90/D25271	Change Of Use Of Barn To Dwellinghouse Decision: Approved at appeal.

Township/Member comments

Not applicable.

Consultee responses

Conservation Officer
Summary
This proposal is supported for approval subject to the inclusion of the suggested pre-commencement conditions.

Significance Assessment
Lightowlers Barn is recognised as a non-designated heritage asset due to its historical and architectural interest. The property is located within the setting of Lightowlers Cottage, a Grade II listed building.
This proposal seeks to erect a single storey side extension to the property following approval of subdivision of the property under planning permission 20/00324/FUL.

The proposed design is modest in scale and complementary to the host building in terms of materiality. Its form takes inspiration from a modest shippon type building which is readily found within an agricultural environment. It is therefore determined that the proposed development will have a neutral impact on the significance of the non-designated heritage asset and the setting of the listed building. Subsequently, this application is supported for approval subject to the inclusion of the following pre-commencement conditions:

- External walls – full specification details for the proposed masonry and mortar to be provided and agreed
- Roofing materials – full specification details for the proposed masonry and mortar to be provided and agreed
- Rain water goods, soffits and fascia's – full specification details for the proposed masonry and mortar to be provided and agreed
- Windows and doors – full specification details for the proposed masonry and mortar to be provided and agreed.

Impact Assessment
The proposal will have a neutral impact on the designated and non-designated heritage assets.

Gtr Manchester Ecology Unit
I have considered the application and the associated area via our alert mapping system and likelihood of protected species being present as guided by Defra Circular 06/2005.

I conclude that as far as can be ascertained there is no likely biodiversity impacts.
Any landscape scheme should consider biodiversity enhancements and use locally native species suitable for the context of the site.

Representations

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/2 Green Belt

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

G4	Protecting Green Belt
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable.

Assessment

Design and Heritage: DM1, P2 and P3

Lightowlers Barn is recognised as a non-designated heritage asset due to its historical and architectural interest. Furthermore, the property is located within the setting of Lightowlers Cottage, a Grade II listed building.

To assess the impact on the significance of these heritage assets comments have been sought from the Council's Conservation Officer. The Conservation Officer supports the proposal for approval subject to the inclusion of the suggested pre-commencement conditions. It is considered by the Conservation Officer that the proposed single storey side extension would have a neutral impact on the designated and non-designated heritage assets. The conditions have been agreed with the applicant.

The proposed extension is appropriately designed and would adhere to the design principles of the host dwelling. It is considered that the proposed extension would be complementary to the host property. Furthermore, the proposal would appear subservient to the host property, ensuring that the proposal would appear conspicuous within its context and would not adversely impact the character and appearance of the host property. Additionally, due the siting and design of the propose extension, plus the existing wall and garage, the proposed extension would be completely screened from view from any public vantage point. It is therefore considered that the proposed extension would not harm the character and appearance of the area.

Access to the side and rear would be retained. The bins would be stored out of sight and is considered that it would not unduly harm to the character and appearance of the area.

In light of the above assessment, the design of the proposal is acceptable and the development would suitably protect the existing character of the building and the

wider visual amenity of the area in accordance with policies P1, P2, P3 and DM1 of the Core Strategy.

Amenity: DM1 and SPD

It is considered that proposed extension would not unduly impact on the amenity of any of the neighbouring properties.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Ecology

The GMEU were consulted on the proposal. The Ecology Unit concluded that as far as can be ascertained there are no likely biodiversity impacts.

Principle of Development – Green Belt: G4

The application site is allocated as Green Belt under saved Policy G/D/2 of the Rochdale Unitary Development Plan (2006). Policy G/D/2 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough. Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

Paragraphs 143 and 144 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless 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 145 of the NPPF indicates that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt", subject to the following exceptions:

a) buildings for agriculture and forestry;
b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
e) limited infilling in villages;
f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
g) limited infilling or 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; or
   – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

In respect of the above policy guidance, Section 5.20 of the of the Council's adopted '*Guidelines and Standards for Residential Development'* (2016) Supplementary Planning Document states that normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the guidance goes on to state that the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

Calculations have been provided with the application to assess the volume floor space area increase. The calculations provided identify that the existing property has a volume of 898 m3 and the proposed extension would have a volume of 107 m3. This equates to a volume increase of 12%. If the two houses are treated as one building and the approved (but not yet constructed) extension is included, the overall original volume of the building is 1997m3, and the two extensions added together come to 191m3. The two extensions would therefore be 10% of the volume of the original building.

In regards to the floor space, footprint calculations identify the existing footprint as 112.5 m2 and the proposed extension has a footprint of 34.6 m2. This equates to a footprint increase of 30%.

On this basis, the scale of the development complies with the SPD guidance and therefore it is considered that the proposed extension meets the requirements of criterion (c) and is considered a proportionate addition to the original building.

Furthermore, the extension has been designed and sited so that it would be a subservient addition. The design, size and siting of the proposed extension would ensure that the extension does not appear overly prominent and impact on the openness of the Green Belt. The development is therefore not inappropriate in the Green Belt.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-

- Location Plan. Drawing no: 01
- Existing and Proposed Site Plans. Drawing no: 02
- Existing Plan. Drawing no: 05
- Existing Elevations. Drawing no: 06
- Proposed Layout. Drawing no: 10. Rev: 02
- Proposed North and East Elevations. Drawing no: 11
- Proposed West Elevation and Section. Drawing no: 12. Rev: 01

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Prior to any above ground development full product specification of the materials to be used for the construction of the external walls of the extension hereby approved shall be submitted to and approved in writing. For the avoidance of doubt, details of the masonry and mortar shall be submitted. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjacent designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4. Prior to their first installation full product specifications for all new window and doors shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the specification shall include detailed elevation and cross section drawings and material type and colour. The development shall thereafter be undertaken in accordance with the approved specification and retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjacent designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

5. Prior to any above ground development full product specification of the materials to be used for the construction of the roof of the extension hereby approved shall be submitted to and approved in writing. For the avoidance of doubt, details of the slate and lead detailing shall be submitted. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjacent designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

6. Prior to any above ground development full product specification of the materials to be used for the rain water goods, soffits and fascias of the extension hereby approved shall be submitted to and approved in writing. The development shall thereafter be constructed in accordance with the approved material specification and be retained thereafter.

Reason: In the interest of visual amenity and to protect the significance of the host non-designated heritage asset and the adjacent designated heritage asset and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	**Officer**
Report Completed	27/04/21	Signed: MM
Authorisation	29/04/21	Signed: AT

Report Author Majid Mir