

PLANNING & GREEN BELT STATEMENT

Leaches Farm, Ashworth Road, Rochdale, OL11 5UN

INTRODUCTION:

This Planning and Green Belt Statement has been prepared by CDWP to support the full planning application at Leaches Farm, Ashworth Road, Rochdale, OL11 5UN. The proposal is for change of use of land to form residential curtilage, demolition of existing outbuilding and erection of a new detached outbuilding to form garage and study room.

SITE CONTEXT:

The site is located within Green Belt on Ashworth Road adjacent to 4 no. dwellings.

PROPOSAL:

The proposal is for change of use of land to form residential curtilage, demolition of existing outbuilding and erection of a new detached outbuilding to form garage and study room.

PLANNING POLICY CONTEXT FOR GREEN BELT:

Paragraph 154 of the NPPF lists exemptions where new development involving the construction of new buildings would not be inappropriate in the Green Belt.

g) limited infilling of previously developed land: an existing outbuilding already exists in the location of the proposed new build outbuilding. There are 4 no. dwellings adjacent to the site.

CONCLUSION:

This planning statement has been prepared to support the full planning application for change of use of land to form residential curtilage, demolition of existing outbuilding and erection of a new detached outbuilding to form garage and study room.

The proposal falls in line with exemptions for development on Green Belt.