



Conversion of Existing Stable Block to Self-Contained Annex Accommodation

At

Address: Whipney House,

Whipney Lane,

Greenmount,

BL8 4HT

Green Belt Statement



**Introduction:**

This statement supports the planning application and statement for the 'Conversion of Existing Stable Block to Self-Contained Annex Accommodation'. At Whipney House, Whipney Lane, Greenmount, BL8 4HT, located within the Green Belt in Bury, Greater Manchester.

The existing stable block is located within the curtilage of a private dwelling. The proposal aims to repurpose the structure into a residential annex while safeguarding the openness of the Green Belt and preserving the character of the area.

Site Context and Existing Stable Block:

The site is within the Green Belt and consists of a residential property with an associated stable block that was originally used for agricultural purposes. The stable is a single-storey building with a simple design, constructed from block work and timber materials, and it is situated approximately 24 meters from the main house. It is surrounded by garden land and is well screened by existing landscaping, including trees and hedges, none of which will be affected by the proposed works.

The existing building's footprint is approximately 69 square metres, and it has been under utilised for some time. This application proposes the conversion of this building into a self-contained annex to provide additional accommodation for a family member who is full time carer for the applicants disabled son, with no external expansion or extension of the existing footprint. The foot print will actually be reduced by approximately 12 square metres

National and Local Green Belt Policy:

The development lies within the Green Belt as defined by the National Planning Policy Framework (NPPF), specifically under Paragraph 149, which identifies the re-use of buildings as an acceptable form of development in the Green Belt, provided it does not harm the openness of the Green Belt. The Bury Local Plan also supports the conversion of existing rural buildings for residential use, subject to criteria that ensure the preservation of the Green Belt's openness and visual amenity.



Proposed Development Details:

The proposed conversion of the stable block will involve the following:

- **Internal Reconfiguration:** The stable block will be converted to provide a self-contained living space with a kitchen, bathroom, living area, and bedroom. The internal layout will be adapted to meet modern living standards while retaining the original structure and character of the building.
- **External Alterations:** There will be minimal changes to the external appearance of the stable block. The key alterations include:
 - **New Windows and Doors:** Replacement of existing stable doors with more residential-style doors and windows, ensuring they are sympathetic to the rural character of the building. These will be designed to have a minimal impact on the building's external appearance.
 - **Roof and Wall Insulation:** Insulation will be installed to meet current building regulations, with a non-invasive approach to preserve the external appearance of the building.
 - **External Finish:** The existing materials, such as block and timber, will be retained where possible. Any new finishes will match the original building materials to maintain consistency with the rural setting.
 - **Drainage and Utility Connections:** The annex will connect to existing utilities such as water, electricity, and drainage, with no significant new infrastructure required in the Green Belt.
- **Landscaping and Screening:** No changes to the existing landscaping are proposed, and the stable block will continue to be screened by mature trees and hedges, ensuring that the visual impact of the conversion remains minimal.



Green Belt Considerations:

1. **Preservation of Openness:** The conversion of the stable block will not result in any additional built form or extensions, preserving the openness of the Green Belt. The existing building footprint will actually be reduced, with no increase in built volume or mass. The overall character of the site will remain largely as is, with the annex being incorporated within the existing residential curtilage.
2. **Minimal Visual Impact:** The building is located in a secluded position, with existing mature vegetation providing screening from public viewpoints. The external alterations are designed to be sympathetic to the building's rural setting. As such, the impact on the visual amenity of the Green Belt will be negligible.
3. **Sustainability and Reuse of Existing Building:** The proposal encourages the sustainable reuse of an existing building rather than the creation of new development. By converting an underused stable block, the development minimises resource consumption and environmental impact, consistent with the aims of Green Belt protection, which encourages the reuse of buildings rather than the spread of urban development.
4. **Residential Use within the Curtilage:** The conversion of the stable block is proposed within the curtilage of an existing dwelling and adjacent garden / land, ensuring that the development does not lead to sprawl or encroach into the surrounding countryside. The annex will serve as an ancillary use to the main dwelling, which supports the long-term sustainability of the rural area without altering its character.

**Compliance with Green Belt Policy:**

This proposal aligns with the NPPF's guidance on Green Belt development, which states that the re-use of buildings within the Green Belt is appropriate if it does not have a materially greater impact on the openness of the Green Belt. The stable block has been in place for a number of years, and the proposed changes involve only minor internal and external modifications. There is no increase in the building's footprint, and no harmful impact on the Green Belt's openness or visual amenity.

The proposal also complies with the Bury Local Plan, which supports the conversion of existing buildings for residential use within the Green Belt, provided that the character and openness of the area are respected.

Conclusion:

The proposed conversion of the stable block into a self-contained annex represents an appropriate form of development within the Green Belt. By reusing an existing building and making only minor alterations, the proposal ensures that the openness and rural character of the Green Belt are maintained. The development complies with both national and local Green Belt policies, and we trust that this statement provides sufficient information to demonstrate that the proposal is acceptable in terms of its impact on the Green Belt.

We look forward to the positive consideration of this application.