

Proposed New Dwelling

Adjacent to The Byre, Loe Farm, Redisher Lane Ramsbottom BL8 4HX

Application Number 70119

SUPPLEMENTARY STATEMENT

This statement needs to be read in conjunction with the Planning, Design and Access Statement which was submitted with the planning application.

The Planning Officer has now informed me that attention needs to be paid to the detailed design and materials and that further justification is required in terms of Green Belt Policy and Guidance.

Planning permission (number 64520) was granted initially for the conversion of a building described as a “barn” although it has no history of agricultural use. As previously explained, although the building appeared to be capable of conversion, the foundations were found to be inadequate requiring it to be rebuilt.

Photographs are being submitted showing the partially built structure as it is now. The external shell is largely complete, including a grey tiled roof and dark grey first floor windows set back in the reveals. The footprint, massing and shape of the building are as first approved. Nevertheless, the Planning Officer did not accept that an application (number 699954) to vary the appearance to amend ground floor windows and clad the first floor was acceptable as a variation of the original permission.

As the so called barn was neither in agricultural nor domestic use its replacement by a new dwelling is not inappropriate development in the Green Belt as it constitutes redevelopment of previously developed land (NPPF para 149g). However, it must be proved that it does “not have a greater impact on the openness of the Green Belt than the existing development”.

The submitted aerial view shows that the building is within a complex of other buildings including stables and associated structures and 10 existing dwellings. As with the former “barn” the ground floor of the house is below the level of the adjacent stables and stable yard, reducing its visual impact. The proposed garage is clearly subsidiary to the house and is set in from the front and rear elevations. The garage has previously been approved under permission number 64250.

The building that has been removed was constructed, probably in the 190s, in rendered blockwork. It had no historic character and made no contribution to the rural character of this part of the Green Belt. The new building is like for like in terms of size and shape but gives an opportunity to add character with fenestration and materials.

The only prominent elevation is the front which faces open field stretching to Bolton Road in the distance to the south. The rear and the two sides are closely contained by existing buildings and not readily visible from elsewhere. The submitted scape sketch shows the relationship with other buildings. The house will be lower than The Byre and little higher than the adjacent stables.

The position of the first floor window openings has previously been agreed (planning application 64250). The patio doors on the front have been replaced by conventional windows. To compensate for loss of light to the large living room a rear window may be inserted below yard level.

The finished materials to the walls will alleviate any visual impact with dark brown timber cladding to the first floor to complement the stables. The render to the lower walls will match The Byre and other houses at Loe Farm.

There are no reasons why planning permission should not be granted.