



Extg Bungalow Demolished with Replacement Dwelling

at

365, Haslingden Old Rd, Rawtenstall. BB4 8RR

on behalf of Mr Lee Cunningham

May 2022

## **1 Introduction**

This Planning Statement has been prepared to accompany the planning application with respect to the demolition of the existing bungalow with replacement dwelling at 365 Haslingden Old Road.

The proposal is a 2 bedroom detached house in a similar location to the existing demolished dwelling. The purpose of this statement is to describe in detail the green belt policy and how they are not affected by the proposed works.

1.1 The site is currently occupied by a large bungalow and garage on a plot of approximately 745sqm, which slopes quite steeply from South to North, with a steady gradient rising East to West. To the South of the site is a large residential area, and to the North a large group of mature trees.

## **2 National planning policy**

2.1 Relevant national policies are currently contained in PPS1, Delivering Sustainable Development, PPG2 Green Belts and PPS7, Sustainable Development in Rural Areas. Regard should also be had to the emerging draft National Planning Policy Framework

2.2 PPS1 reflects the statutory position, and states that planning decisions should be taken in accordance with the development plan.

2.3 PPG2 sets out government policy on green belts. Paragraph 1.4 advises that the fundamental aim of green belt policy is to prevent urban sprawl; Paragraph 1.5 advises that there are five purposes of including land in a green belt: -

2.3.1 To check the unrestricted sprawl of large build-up areas;

2.3.2 To prevent neighbouring towns from merging into one another;

2.3.3 To assist in safeguarding towns from merging into one another;

2.3.4 To preserve the setting and special character of historic towns; and

2.3.5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

2.4 None of these purposes are affected by the proposed works.

2.5 PPG2 Section 3 contains a general presumption against “inappropriate development”. It advises that inappropriate development in green belts is by definition harmful, and should not be allowed unless there are “very special circumstances”.

2.6 PPG2 Paragraph 3.4 advises that the construction of a new building inside a green belt is inappropriate unless (inter alia) it is a “limited extension” to an existing building or buildings; or in this case it is a replacement dwellings not significantly larger than the existing dwelling which it replaces, so the development will not be inappropriate. In any event, there is no conflict with green belt purposes (as set out in PPG2 Paragraph 3.3), and the proposal does not compromise “openness” as protected by PPG2.

2.7 PPG2 Paragraph 3.12 advises that the statutory definition of development includes engineering and other operations; these can be inappropriate unless they maintain openness and do not conflict with the purposes of including land in the green belt. Essential facilities for example (off road carparking for the dwelling) should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

2.8 PPS7 opens by setting out the objectives for rural areas. Paragraph 1(iv) states that “New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government’s overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all”. The Application Proposals do not offend any of the relevant policies.

2.9 All of the existing Planning Policy Guidance Notes and Planning Policy Statements will be rescinded when the draft National Planning Policy Framework comes into force. There are no significant changes to relevant policy.

2.10 The Replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

### **3 Conclusion**

3.1 The application proposals are not inappropriate development.

3.2 The Application Proposals respect national and local planning policies. In terms of design, they reflect the very best, and it causes no harm

3.3 Planning permission should therefore be granted, subject to appropriate conditions.

3.4 The proposed cubic capacity of the new dwelling is no more than 30% larger, efforts have been made to ensure that the dwelling is within proportionate size to the existing dwelling.

3.5 The design process has ensured that the dwelling is not harmful to the green belt and the design is not significantly larger than the existing dwelling.