

Green Belt Assessment

**Proposed New Outbuilding
4, Manor House Drive
Crawford Village
Up Holland, Skelmersdale
Lancashire.
WN8 9QZ**

**On behalf of:
Mr Paul Earl**

February 2024

This statement has been prepared by Astonwood Architectural Design to set out how the proposed outbuilding complies with the Council's Supplementary Planning Guide and forms part of the planning application recently submitted to West Lancashire Borough Council, ref : 2024/0068/FUL

The main considerations for this application are:

- i) Principle of development - Impact on the Green Belt
- ii) Visual appearance/design
- iii) Impact on neighbouring properties Principle of development - Impact on the Green Belt

The SPD - Development in the Green Belt states proposals for domestic extensions and out buildings and replacement dwellings in the Green Belt should satisfy the specified criteria which include: the total volume of the proposal together with any previous extensions should not exceed 40% of the volume of the original property and the design of the outbuilding is in keeping with the original form and appearance of the building and does not materially harm the openness of the Green Belt. Original property does not include the volume of any outbuildings within the curtilage of the property.

The property has previously been extended and the cumulative increase of the existing and proposed outbuilding does not exceed the guideline figure set out in the SPD.

The design of the new outbuilding is modern with the proposed cedar clad finish that has a tiled roof to match the host dwelling, but it also compliments the existing dwelling and, due to the positioning of the outbuilding away from the main house and located within the rear corner of the site, it would not cause significant harm to the openness of the Green Belt.

The proposal is small in size, scale and mass and does not impact the main house and relates to the character and appearance of the property. It responds to the characteristics of the site and its surroundings. The outbuilding would not disrupt the visual amenities of the street scene in terms of height, scale or roofline, with it being located to the rear of the site and away from the main frontage.

The proposed outbuilding is subservient and set behind the front face of the main building and the roof height is much lower. Any impact is further reduced by the 1.8m high aluminium and composite boundary fence.

The proposed outbuilding would be constructed of materials sympathetic to the existing dwelling. Due to the location of the proposed outbuilding it does not impact any neighbouring properties and it is considered that the development would not cause any substantial increase in overshadowing to any surrounding properties.

Volume of the Proposed Outbuilding

The following demonstrates that the proposals fall within the permitted volume of an extension within a green belt area.

Total volume of proposed Outbuilding: 91.2 cubic meters.