

**Holme Farm, Holt Head Road, Slaithwaite**

This application proposes to demolish an existing stable, situated to the rear of the property and adjacent to an area of previous fire damage at the dwelling, and its replacement with a structure to be used as a dog kennel. The replacement structure would remain within the existing footprint of the structure therefore not extending further into the surrounding countryside.

The existing structure was historically used as a stable, but this lies within the domestic curtilage of the property and is therefore considered an ancillary structure associated with the residential use of the property. The proposed replacement building would continue to serve as an ancillary domestic function, providing accommodation for the occupiers pet dogs.

Acknowledging that the site is situated within the Green Belt, careful consideration has been given to the potential impact of the proposals on the character and openness of the surrounding rural countryside.

The volume of the existing structure has been calculated at 318 m<sup>3</sup>, whilst the proposed replacement building has a volume of 364 m<sup>3</sup>.

This represents an increase in volume of approx. 14% which remains beneath the threshold of commonly referenced 33% guideline, used to assess extensions and developments proportionality within the Green Belt. This minimal increase aims to address the roof design, is modest in design and will have a neutral impact upon the Green Belt.

As stated, the proposal remains entirely to the rear of the property, within the domestic curtilage, and would not be easily viewable by neighbouring properties or from the public highway or wider viewpoints. As such, the development would have limited impact upon the visual presence and would preserve the character and openness of the Green Belt.

Overall, the proposal represents a modest and proportionate replacement of an existing ancillary structure and is not considered to result in any significant harm to the openness of the Green Belt.