

Statement of Case

The application should be considered against the following documents and policies.

Principle of Development

1. Core Strategy Policy C1 seeks to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously developed land (PDL). The site is currently unoccupied covered in low lying vegetation and as such, can be taken to comprise previously undeveloped, or greenfield land.
2. CS Policy C1 notes that the development of greenfield sites within the urban area will be considered where it is demonstrated that the development would have limited adverse impact on green infrastructure or amenity value in and around the site, and green infrastructure is wherever possible, incorporated into the scheme.
3. Places for Everyone Policy JPH-1 sets out the requirement for Rochdale to deliver 10,472 dwellings over the plan period to 2039, at an average of 616 dwellings per year, increasing periodically, with the delivery target at 568 dwellings over 2022-25. This supersedes the targets previously established within CS Policy C1. This proposal, albeit in a small way is in accordance with this policy.

The need for additional housing is clearly demonstrated by local and national policy and the contribution of small sites in sustainable locations attracts significant weight in the planning balance. Rochdale can currently demonstrate suitable supply of housing land, however it is always anticipated that small sites will make up part of this provision. Whilst only at consultation stage and as such afforded negligible weight, national government is currently undertaking consultation on planning reforms which would see significant pressure to identify additional land for housing across the country. It is not yet expected that the updated housing requirements will take effect where local plans such as Places for Everyone have taken effect, it is nonetheless an indication of the weight likely to be given towards new housing by future national policy.

On the basis that the proposal would comprise a valuable contribution to the small sites delivery of housing, which would be well located in respect of amenities and public transport the proposal would comply with the requirements of Policies C1 and C3 of the Core Strategy, PfE Policy JPPage 36 G6 and the NPPF and the principle of development, within an existing residential area is considered acceptable.

There is only one reason for refusal which is a totally subjective opinion of the planning officer.

By virtue of its single-storey form, siting and design, the proposed dwelling would sit at odds to the existing street scene along Raleigh Gardens, which comprises exclusively of two-storey terraced dwellings. The provision of a bungalow would therefore detract from the character and appearance of the existing street scene, to the detriment of its visual amenity. The proposal would not be well-designed and would be contrary to Policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

As stated in the Design and Access Statement submitted with the application the proposed dwelling would give the appearance of a single storey extension to the host building typical of myriad similar extensions throughout the borough, many of which have been constructed utilising Permitted Development Rights.

Consideration should be given to the potential 'Fall-back' position wherein approval for the structure as an extension to the existing dwelling could be obtained under Permitted Development Rights and the structure subsequently constructed. Thereafter, a full planning application for change of use into a single dwelling could be submitted and bearing in mind that the only contentious issue is currently physical appearance which could not then be used as a reason for refusal as the building would be in-situ.

The officer's report is clear that the proposal is acceptable in all respects other than the perceived incongruity of a bungalow adjacent to a two storey dwelling.

The proposed development of one dwelling would be acceptable in principle given the significant weight afforded to delivery of housing on small sites within the urban area and given its compliance with Core Strategy policy C1 with regards to impacts on green infrastructure and amenity.