



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**FULL PLANNING APPLICATION
REF. 16/00381/16**

**DEMOLITION OF EXISTING BUILDING AND ERECTION OF
DWELLING HOUSE**

**MILL HOUSE FARM, OVERTOWN LANE, NORDEN, ROCHDALE,
OL12 7TQ**

**PLANNING, DESIGN & ACCESS
STATEMENT**

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr K McDonnell

A:2080

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THE SITE

The site is located to the east of Overtown Lane, some 350 metres to the north of its junction with Edenfield Road (A680).

The overall site is comprised of some 1.4 hectares

Mill House Farm is now a private dwelling house set in extensive well wooded gardens.

The house itself is situated in an elevated position immediately adjacent to Overtown Lane on the site's western boundary. The access driveway however is from the access road to the former Rainshore Mills. The site is currently being re-developed for some 55 residential units. The access road is being substantially improved.

The driveway to Mill House Farm rises in a sweeping curve through the wooded area ending in an extensive flat tarmacked parking/circulation area to the rear of the house.

The house itself is of traditional design, built in stone with a slate roof, and has been altered and extended in the past. It is of no particular historic or architectural value.

There are a number of single storey extensions to the rear of the house built mainly in timber, glass and rendered blockwork. Substantial red brick outbuildings and a wood store bound the extensive tarmacked parking area to the rear. Also to the north is a large vegetable/kitchen garden and a tennis court.

The site is well wooded, especially around the perimeter, with open areas to the front and side which are overlooked from the house.

The site is surrounded by open countryside, apart from the housing site to the north. Beyond the open area to the north west is Naden Brook and the Greenbooth reservoir.

Photographs of the site are attached.

THE PROPOSAL

The existing house and the outbuildings will be demolished and a new house built on the site of the previous one. The proposed dwelling will provide accommodation on 3 levels, the lower level being cut into the slope of the ground.

A spacious staircase with open views to the south will be a key feature of the design. The ground floor, which is the middle floor, will be at the existing rear courtyard level. This will be the most extensive of the three levels and will accommodate the dining room kitchen, lounge with balcony access and a suite of family bedrooms. The double garage will be attached at this level. The lower level, which will be built into the land form, will provide further living accommodation and access to the garden. The upper level will accommodate the master bedroom. The lower and upper levels will not be as extensive in floor area as the ground level.

The external appearance of the dwelling is of a series of simple cubes with flat roofs. The building will take advantage of its elevated position and be built into the land form so that it sits comfortably on the sloping site. The roof of the upper level will be no higher than that of the existing building.

The elevations will be of a contemporary design with a mixture of stone, glass, steel and zinc with balconies to the middle and upper floors.

A landscape design has been produced for the area around the building so that this is seen as an integral part of the overall design and functioning of the building. There is a strong relationship between the ground and lower floors and the surrounding garden. The design uses existing levels to create terraces and open spaces in a way that befits a “grand house” in a large garden.

The parking and circulation will be re-modelled as part of the landscaping scheme and will be largely in the same area as the present. The existing access driveway will be used, as before.

PLANNING POLICY CONTEXT

The proposed development will be assessed against advice contained within the National Planning Policy Framework (NPPF) and the ‘saved’ policies of the Rochdale Borough Unitary Development Plan (UDP). Advice contained within Rochdale Council’s Supplementary Planning Documents ‘Residential Design Guide’ (2007), ‘Energy and New Development’ (2008) and ‘Provision of Recreational Open Space in New Housing’ (2008) is also relevant.

The site is unallocated for any primary purpose on the Rochdale UDP Proposal Map. It is however within the Green Belt. The land to the north is allocated for new housing. The Map also shows it as being within a ‘Search for Mineral’ area.

The following UDP policies apply:-

- Policy D/4 - Control of Development in the Green Belt
- Policy H/3 - Residential Developments Outside Allocated Areas
- Policy A/9 - New Development – Access for General Traffic
- Policy A/10 - New Development – Provision of Parking
- Policy BE/2 - Design Criteria for New Development
- Policy BE/8 - Landscaping in New Development
- Policy EM/7 - Development and Flood Risk
- Policy EM/13 - Energy Efficiency and New Development
- Policy NE/3 - Biodiversity and Development
- Policy NE/4 - Protected Species
- Policy NE/6 - Landscape Protection and Enhancement
- Policy NE/8 - Development Affecting Trees, Woodlands and Hedgerows
- Policy NE/9 - Protection of Woodlands
- Policy M/2 - Location of Mineral Workings

UDP Policy D/4

The site is located within the Green Belt. New development, unless it is required for agriculture, forestry or horticulture is normally resisted in the Green Belt unless very special circumstances can be demonstrated that outweigh the normal presumption against development. UDP Green Belt policy is backed up by national Green Belt policy in the NPPF.

However paragraph 89 of the NPPF sets out a number of exceptions. These include:-

- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- Limited infilling or the partial or complete re-development of previous developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

In this case the proposal includes replacement of a building. The new use will be the same as the previous use – residential.

The existing volume of the building is 1155.86 cubic metres. The volume of the proposed building, including cutting into the land form, will be 1286 cubic metres. This is a difference of 130.14 cubic metres. This is equivalent to an 11.26% increase.

This small increase is considered to come within the terms of the policy in that the new house will not be materially larger than the one it replaces.

With regard to the other exceptions criteria, the house and its immediate surroundings would be classed as a previously developed site and the new dwelling that would replace it will not have a greater impact on the openness of the Green Belt than the existing dwelling.

It is considered that the proposal falls within Green Belt policy (paragraph 89 of the NPPF) and it is not necessary to provide special circumstances to justify the development.

UDP Policy H/3

The policy emphasises the need to make efficient use of previously developed sites and existing buildings within the urban area. It seeks to encourage good design and development in sustainable locations.

The site comes within the definition of a brownfield site as set out the appendices of the NPPF. The design is of the highest quality and will replace a dwelling that has no particular architectural or historic merit. The site is within a sustainable location being within easy walking distance of Edenfield Road where bus services to Rochdale and other parts of the area are available. Norden village is short distance away where a full range of facilities is available.

In any case there will be no change in the use of the site. It is occupied now by a family dwelling. It will be replaced by another family dwelling. The development will rejuvenate the

area around the building itself by the investment in high quality landscaping scheme together with the future maintenance of the kitchen garden and the tennis courts. In addition the woodland in which the garden is situated will be maintained, for the benefit of future generations.

The dwelling will fall within the definition of high value housing which is an important addition to the Borough's housing stock. High value housing helps to support economic growth and re-balance the economy. UDP Policy H/3 refers to promoting the delivery of a mixed housing stock, which must allow for the provision of high value housing to retain and attract residents throughout the Borough.

As referred to above the site is well located in terms of access to shops, services and public transport and is compatible with surrounding land uses. The dwelling will create a high quality living environment for the future occupants and will not have an adverse impact on the amenity of neighbouring land users and residents. It is noted that the property is relatively secluded and there are no near neighbours.

UDP Policies A/9 and A/10

There will be no change to traffic generation. One family house is to replace another family house. The existing access will be utilised. The former access to Rainshore Mills is being substantially improved as part of the residential development. There is then good vehicular access from the site to Overtown Lane and to Edenfield Road.

The traffic from a single dwelling house, is minimal and ample parking and circulation facilities will be provided within the site.

UDP Policy BE/2

This policy seeks high quality design in all new developments.

The concept of the development is for a dwelling that respects the local landscape and site context, uses a high standard of architectural quality and design and is sustainable. Its scale, density, height and massing is complementary to the existing land form and its surroundings. The materials will create a quality finish which will weather well and the landscape scheme for the surrounding area will integrate well with the new building.

Further detail on design is provided in the 'Design' section below.

UDP BE/8

A detailed landscaping scheme has been prepared by Rycroft Associates and accompanies the application submission. The scheme fully complies with the Council's criteria set out within UDP policy BE/8.

UDP Policy EM/7

The site is not located within an area identified as being at risk from flooding. The development itself will not lead to an increased risk of flooding elsewhere. Therefore a flood risk assessment is not considered necessary.

Where possible permeable materials will be used in the hard landscaping and SUDS principles adhered to in the design of the overall surface water drainage system.

UDP Policy EM/13

The house has been designed to comply with Code 5 for sustainable homes.

UDP Policy NE/3, NE/4, NE/6, NE/8 and NE/9

The policies deal with the ecology and trees.

In this case, as the new building is to replace an existing building on the site it is not thought necessary to carry out a full ecology study of the site. However, a bat survey has been carried out by Initial Ecology Planning and Development Solutions. The conclusion is that no further bat surveys are required.

A tree survey has been submitted with the application. Management of the trees as part of the landscaped environment are a key part of the proposal.

UDP Policy M/2

The UDP Proposals Map shows the site as being in an Area of Search for the Extraction of Sand, Gravel, Sandstone and Gritstone.

As far as we are aware there are no proposals to search for minerals in the area.

Given the existing residential nature of the site and the topography of its curtilage it is unlikely the site will be appropriate for mineral extraction.

Consequently no further information is provided on this issue.

PUBLIC COMMENT

A number of letters and emails in support of the proposal have been received and one letter of objection. The letter of objection expresses sadness about the potential loss of an older building in the Green Belt.

As referred to earlier, the existing house does not have any architectural or historic merit and as such does not need to be preserved. The proposed building will be of a high quality, innovative and imposing design within its own landscape setting. "High value" houses such as this enhance the image of the Borough and the immediate area.

It is noted that the building is within a relatively secluded setting and is not readily visible from outside the area, other than on Overtown Lane which at this point is devoid of buildings and has extensive tree cover.

The site is accessible to public transport, along Edenfield Road. Cycling and walking are also feasible modes of transport.

The dwelling will meet the required building regulations standards in terms of access to ensure comfortable and safe movement in and around the dwelling for people of varying levels of mobility.

Chorlton Planning Ltd
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DESIGN

Use/Amount

The proposed development will provide an attractive family dwelling.

Layout

The topography of the site has been a key consideration in the design process. The existing building has a prominent position with excellent views both within and outside the site, especially to the south. The layout of the house has been designed to maximise the opportunity that the topography of the site and its landscape setting provide.

Scale

The scale and massing of the dwelling has produced a building of size and “visual importance” that befits its setting within a large landscaped garden. It is a house of substance and character that is appropriate to the site and will provide spacious living accommodation, both inside and out, to meet the applicant’s requirements and to achieve a building of architectural importance that will enhance its setting and be of value to the Borough as a whole.

Landscaping

The development will involve extensive landscaping around the dwelling itself and within the woodland area. Full details are contained within the landscape plans prepared by Rycroft Associates. The intention is that the building design and landscape design will be seen as an entity, each complementing the other.

Appearance

The scheme demonstrates the highest standard of architecture with initiative use of modern design and materials. The result is a building of significant importance that respects and enhances the landscape and visual qualities of the site.

The walls are to be a mixture of natural stone, steel pillars, large areas of glass and zinc panels. The roofs will be covered in zinc. The parking and circulation areas will be blocked paved with a sustainable drainage system. Stone walls and other features will be part of the landscaping.

ACCESS

The existing private driveway will be retained. This leads onto the access road to Rainshore Mills, now being developed for housing. The mill access road is being substantially improved. As the proposed house is a replacement of an existing house there should be no change in traffic generation, which should be minimal for a single dwelling. Overtown Lane leads directly to Edenfield Road. The Overtown Lane/Edenfield Road access is considered adequate for the existing traffic flow. There should then be no adverse impact on highway safety.