



FOB Design
72a Water Lane
Wilmslow
SK9 5BB

Tel: 01625 251644
Email: office@fob-design.com
Web: www.fob-design.com



GREEN

WORK

LIVE

PLAY

SHOP

LEISURE

PROPOSED: CHANGE OF USE OF FORMER NURSERY AND WORKSHOP INTO FOUR SELF CONTAINED APARTMENTS. 28, CHURCH STILE, ROCHDALE OL16 1LE

JAN 24.

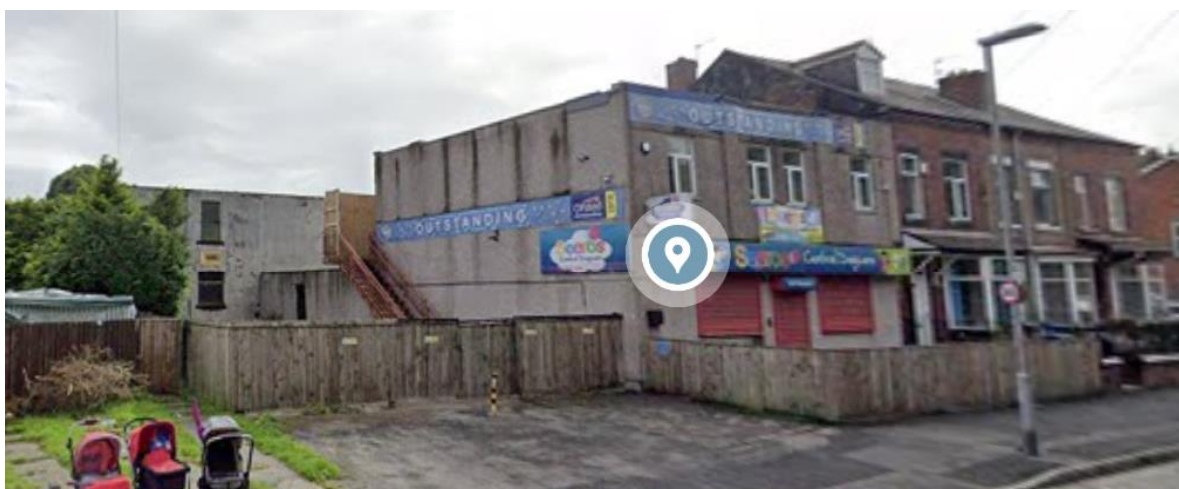
The application sees to address the reasons for refusal of 23/00685/FUL (conversion of workshop into two apartments) as well as applying for change of use of the former nursery building to the front of the site. Into an additional two apartments.

Three of the apartments would be 2 bed with an additional 1 bed apartment on the ground floor to the rear. The proposed units would each exceed the national described minimum space standards.

Each of the apartments would have views into a new landscaped courtyard providing communal amenity space and opened up through the removal of the existing escape staircase from the nursery and the security wall. The courtyard would be separated from the parking and bin storage area by a new, 900mm timber fence.

All habitable rooms within the apartments (bedrooms/living areas) would have principle windows with minimum separation distances of 14m when viewed perpendicular from the centre of the window (the workshop garage conversion requires these to be angled) Part 4.1 of the Rochdale Design SPD requires a minimum separation distance of 14 metres between a principal window and any directly facing two-storey elevation that does not contain a principal window to a habitable room.

Both buildings would feature a new, off-white render finish with existing/new windows in dark grey. Whilst there is no predominant style within proximity, a terrace of rendered buildings is located further along Church Stile. The external staircase access to the first floor apartment in the previous application has been replaced with an internal staircase. Both factors would enhance the character and appearance of the existing street scene.



Existing prefabricated "pebble-dash" buildings are looking tired and do not contribute to street scene.

The site is in a sustainable location being located in proximity to the town centre and within a few minutes walk of the nearest bus stops and Rochdale railway station. The immediate vicinity is largely residential and the application would improve the amenity of existing residencies through the removal of two commercial uses.

The nursery has been running for nearly ten years but numbers of children have dropped over the past couple of years hence the plan would be to offer to relocate these to the applicant's other nursery in the borough.

Moreover, the proposal would accord with the Core Strategy in that it would lead to the net gain of four dwellings within an underutilised building complex in a sustainable and central location within the Borough.

Currently there is parking for three cars within the site albeit these need to reverse out onto the road. The proposal would cater for four cars with an additional 2 residents parking permit spaces that would be retained to the front of no.28. In addition, a covered cycle rack for up to eight bikes would be provided.

Conclusion.

The conversion of underutilised buildings within a sustainable location accords with local and national planning policies.

Paragraph 130 of the NPPF also states that planning decisions should ensure that development, amongst other things, will function well and add to the overall quality of the area over the lifetime of the development and should be visually attractive as a result of good architecture and layout. Proposals should also establish or maintain a strong sense of place through the appropriate use of materials to create an attractive place to live.

It can be asserted that the application would comply with the above criteria.