

URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	10.03.25 15.04.25 Set 2 Comments
Application Reference	24/01255/OUT
Address	Land Front Of Dunnderdale Hill Development, Langley Lane , Middleton , M24 5AN
Proposal	Outline application (including access, appearance, landscaping, layout and scale) for the erection of two dwellings

Introduction

The [National Design Guide](#) sets out the ten characteristics of a well-designed place. Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the [National Planning Policy Framework](#).

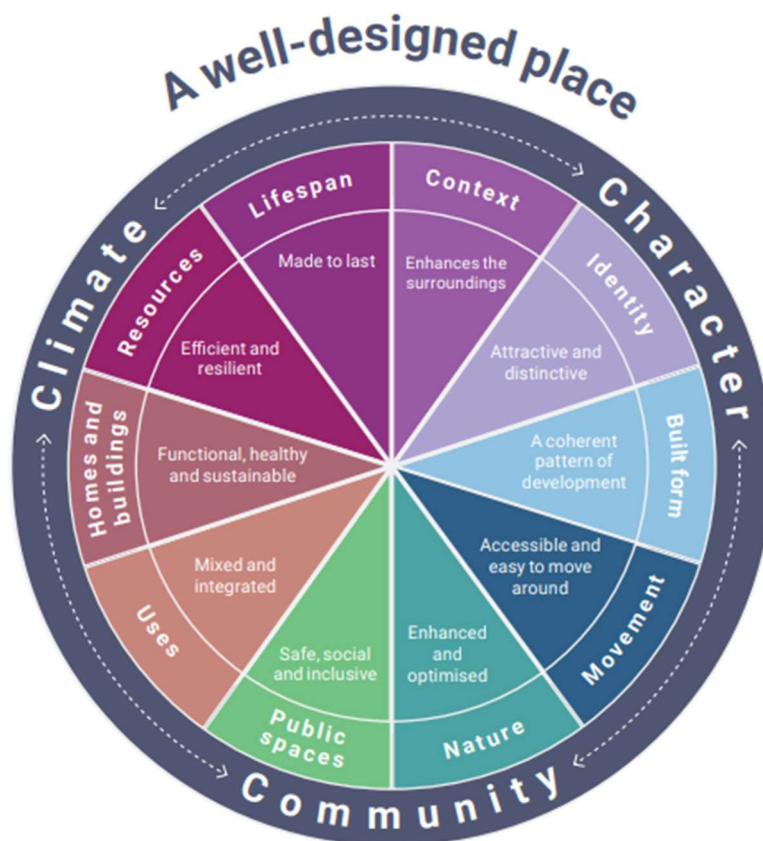


Figure: The ten characteristics of a well-designed place

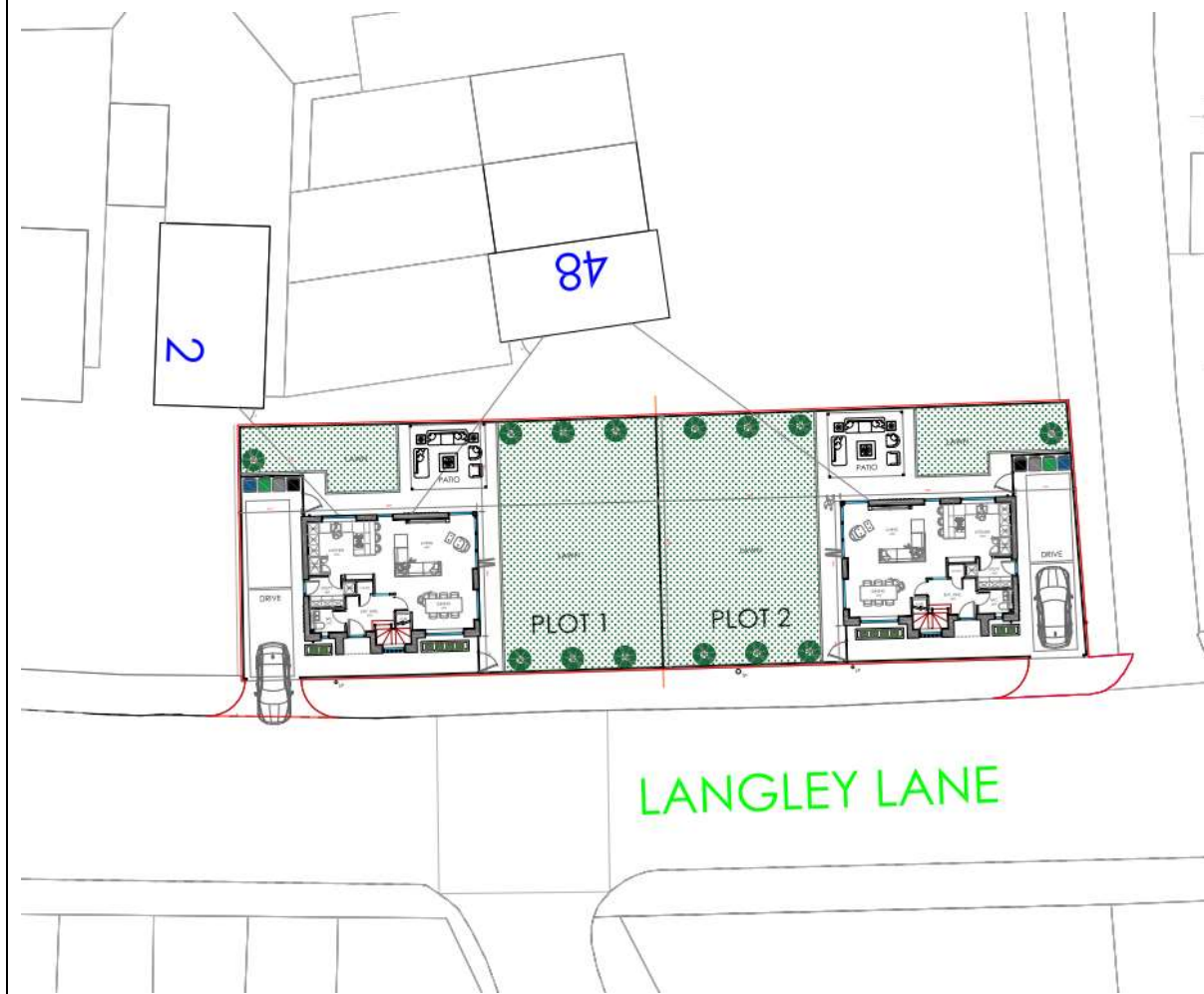
Source: National Design Guide, 2021
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Reason(s) for Consultation

Building / Urban design

Scheme Image(s)

Source: Application submission



SET 2 COMMENTS

Original Comments for superseded scheme kept in for reference.

SUMMARY

Despite reducing the proposal to one dwelling, I am unconvinced this site has the capacity to accommodate dwellings on this site. I am unable to support this proposal.

The problem the designer faces is the difficulty of the where this plot is located. Whilst the new scheme is less imposing on property no.2, concerns brought up in the previous consultation, albeit less substantial, persist.

Position

The outlook for properties no.48 are negatively impacted by this proposal although the planning officer is better placed to advise upon this regarding appropriate distances.

The Dunnderdale Hill Development has a layout with an established frontage set back from the highway. The proposal appears isolated and will disrupt this buffer, forming a weak visual relationship along the street. The street scene elevations provided do not adequately represent the depth of the adjacent properties or the boundary treatment of the proposal which would have been useful.

What is the height of the hedges? How can we be sure to maintain this in the future? This would be difficult to control and maintain.

Privacy

I am not sure how the agent can address concerns about privacy as Property no.2 looks directly out into the garden of the proposed scheme.

Access

The access to the plot from the main road still remains problematic. Parking arrangements will be presented to the front of the property and cause a weak visual outlook / street scene.

Elevations

It resembles a standard volume house typically seen in large-scale housing developments. While it's acknowledged that it exists within a context of poorly designed, typical housebuilder homes, this proposal doesn't demonstrate a commitment to high-quality design. The use of render is particularly discouraged due to concerns about the material's durability. A more tailored design, while still in harmony with the surrounding context, would be a preferable solution. However, the main issues are related to the size and location of the plot, and I would likely not support any dwelling on this site.

Assessment

SUMMARY

The plot is inappropriate for what is proposed. The proposals have several issues concerning privacy, access, outlook, layout and design. Even if changes were to be made I doubt this site has the capacity to accommodate dwellings on this site. We would be in objection to the proposal.

The NPPF places significant emphasis on the creation of well-designed places that promote a sense of place, are functional, and are sustainable. Planning decisions should ensure that developments are visually attractive, respect local character, and contribute to a sense of place.

Impact on existing

The outlook for properties no.2 and no.48 are negatively impacted by this proposal. The situation is more apparent when the site is visited in person. No.2 will be completely blocked by Plot 1 creating a dreadful outlook for respective residents there. Furthermore there is no consideration on privacy for either property, allowing No.2 to look directly into the garden. The plots are so closely located there probably even will be sightlines into the properties themselves. It is quite bewildering how the designer has come up with this proposal as basic 45 degree angles from primary windows are obstructed. Similarly Plot 48 is flanked by the new proposal, only allowing a clear view over the gardens of both Plot 1 and 2 which is unacceptable on privacy grounds. Once again, the designer has failed to grasp the necessity of the 45 degree angle. I would go as far as saying, the proposals negatively impact properties 46 and 44 also.



View from No.2

Access

I would assume Highways have flagged the problematic access to both plots from the main road. This consists of a tight tandem parking arrangement causing an unsafe scenario. The layouts are also unpractical, how will cars continue to reverse out onto the main road? If two cars are parked, the bins are unlikely to be taken for collection through the most direct route and are instead taken around the back and side of the property.

Design

A design that fails to respond to the specific characteristics of the site, its surroundings, or the historical context can result in an insensitive development that detracts from the local area. Policy DMI in Rochdale's Core Strategy calls for all new developments to respond positively to their context, integrating seamlessly with the local character and enhancing the area's identity. Developments should improve the image of the area. Poor or unremarkable design that does not elevate the local image or contributes negatively to the streetscape should be rejected.

Private gardens to the proposed plots are generous but I would question again the practicality of these. This is located alongside the main road, likely to generate a lot of noise. To navigate around the concerns of privacy, large fences will be erected to at least three sides. The elevation of close board timber fences dominating the street elevation demonstrates poor urban design principles and would be considered unacceptable.

As a street scene, the development is fragmented and incongruent. The Dunnderdale Hill Development has a layout with an established frontage set back from the highway. The two new plots would completely disrupt this buffer, and with plot 48 caught in between, the building line staggers once more, forming a weak visual relationship along the street. The boundary treatment along Langley Lane would also look peculiar when transitioned to a higher timber boarded fence.



I have not spent too much time discussing the elevations as the principle layout of the development does not work. Nevertheless, there are strong reservations on the appearance of the elevations, with the boundary treatment creating an unpleasant street elevation dominated by timber fencing. Whilst the Dunnderdale Hill Development is not exactly architecturally remarkable, there is an established vernacular which is disrupted with this proposal. The front elevation is devoid of glazing creating a 'hard-facing' frontage. Whilst efforts have been made to break this up with detailing and the introduction of cladding (which does not work either) this has resulted in a haphazard assortment of architectural styles, best demonstrated in the '*proposed street scene*' drawing. The overall result simply accentuates concerns about the development being completely out of place. Individually the side street elevations are of positive architectural merit, having a good balance of glazing and architectural detail but due to the site implications this allows people to see into the houses from the public right of way and from the existing housing development. Lastly, the rear elevations are inactive, dominated by brick (but again is dictated by the difficult plot space).

The introduction of these two new plots does not enhance or improve the area and will stand out for all the wrong reasons.