



PLANNING, DESIGN & ACCESS AND HERITAGE STATEMENT

**In support of a planning application for the demolition of a garage
and the erection of 2 no. detached dwellings**

at

**Land at 26 Falcon Close,
Norden,
Rochdale,
OL12 7RY**

NORTHERN PLANNERS

AUGUST 2024

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1 INTRODUCTION

1.1 This Statement has been prepared by Northern Planners in support of a full planning application for the demolition of a garage and the erection of 2 no. detached dwellings at Land at 26 Falcon Close, Norden, Rochdale, OL12 7RY. It explains the proposal and its merits in relation to the premises and material planning issues.

1.2 This Statement should be read in conjunction with the following documents which support this Application:

-  Planning Application Form;
-  Contaminated Land Screening Assessment Form;
-  Location Plan;
-  Existing Site Plan;
-  Proposed Site Layout Plan/Block Plan;
-  Proposed Elevations;
-  Proposed Floor Plans;
-  Landscape Plan;
-  Preliminary Ecological Assessment;
-  Biodiversity Metric Report (including Metric Calculation Tool);
-  Arboricultural Survey and Impact Assessment; and
-  Drainage Strategy.

2 THE SITE, ITS CONTEXT AND PLANNING HISTORY

The Site and its Context

- 2.1 Figure 1 below displays the site's location, whilst Appendix A provides photographs of the site and its immediate setting.
- 2.2 The application site, which is ~0.1ha in area, consists of the north eastern part of the residential garden of No.26 Falcon Close. The site itself is relatively flat. The site mainly comprises of a well-maintained lawn, but also includes some paving. There is a single storey detached garage at the north west corner of the site, constructed from artificial stone under a flat roof.
- 2.3 The north eastern and south eastern boundary of the site predominately consist of a low stone wall with pillars, and closeboard fencing situated between these pillars. Overlap fencing sits along the north western boundary.
- 2.4 The site has an access from Woodhouse Lane to the north east which leads to a driveway. Woodhouse Lane runs adjacent to the entire north eastern boundary of the site, and links up with the A680 (Edenfield Road) to the south east.



Figure 1: Aerial View with Site Outlined in Red

- 2.5 Directly to the south of the site is the dwelling at No.26 Falcon Close. The dwelling has an L-shaped form, with a gable facing towards the application site. This dwelling is 1 ½ storeys in height, with a basement level garage. The dwelling is finished in a mixture of artificial stone and white render under a slate roof. This property also benefits from domestic garden to the rear (west) and (front), and has an additional access off Falcon Close.
- 2.6 Directly to the south east of the site is a Public Right of Way (PRoW) which links Falcon Close to Woodhouse Lane. Beyond this PRoW are residential properties to the north east side of Falcon Close, with the closest of these properties to the site being No.24 Falcon Close. The properties to the north east of Falcon Close front Falcon Close and have a relatively strong building line, with a slight set back from that highway. The rear boundaries of these properties are thereby adjacent to Woodhouse Lane.
- 2.7 The majority of properties forming the suburban cul-de-sac of Falcon Close are detached and 1 ½ to 2 storeys in height. Walls are predominately finished with artificial stone, whilst roofs are mainly finished with tiles. Dwellings along Falcon Close date from the post-war period and have a fairly similar style. That said, the two dwellings at the end of this cul-de-sac (including No.26 to the south west of the site) have a larger footprint than these other dwellings.
- 2.8 To the north east of the site, beyond Woodhouse Lane, are relatively modern residential properties belonging to Nordale Park, which range from 1 to 2 storeys in height. These dwellings face towards Nordale Park to the north east of the site, and thereby turn their backs on Woodhouse Lane, with the rear gardens of these properties adjacent to Woodhouse Lane. These dwellings are predominately finished in brick under tile roofs. These properties sit on higher land to the application site.
- 2.9 To the north west of the site are residential properties accessed off Woodhouse Lane, and these comprise more traditional stone buildings. The property directly to the north west of the site, this being Shepherds Cottage, has an outbuilding adjacent to the site which is 1 ½ storeys in height and has the appearance of a barn. This outbuilding is finished in natural stone and white render under a slate roof. The 2 storey dwelling at Shepherds Cottage is well set off from the shared boundary with No.26 and is finished in stone under a slate roof. The outbuilding and dwelling at Shepherds Cottage are both set back from the boundary shared with Woodhouse Lane.
- 2.10 The site is located within the defined urban area within the saved Rochdale Borough Unitary Development Plan Proposals Map (see figure 2 on the next page).
- 2.11 The site is located approximately 3.7KM to the north west of the town centre of Rochdale (as the crow flies). The site is within reasonable walking distance of bus stops on Edenfield Road, with frequent bus services to Rochdale and Bury town centres. The site is also within reasonable walking distance of a number of services and facilities, with a primary shopping area along Edenfield Road to the south east of the site.

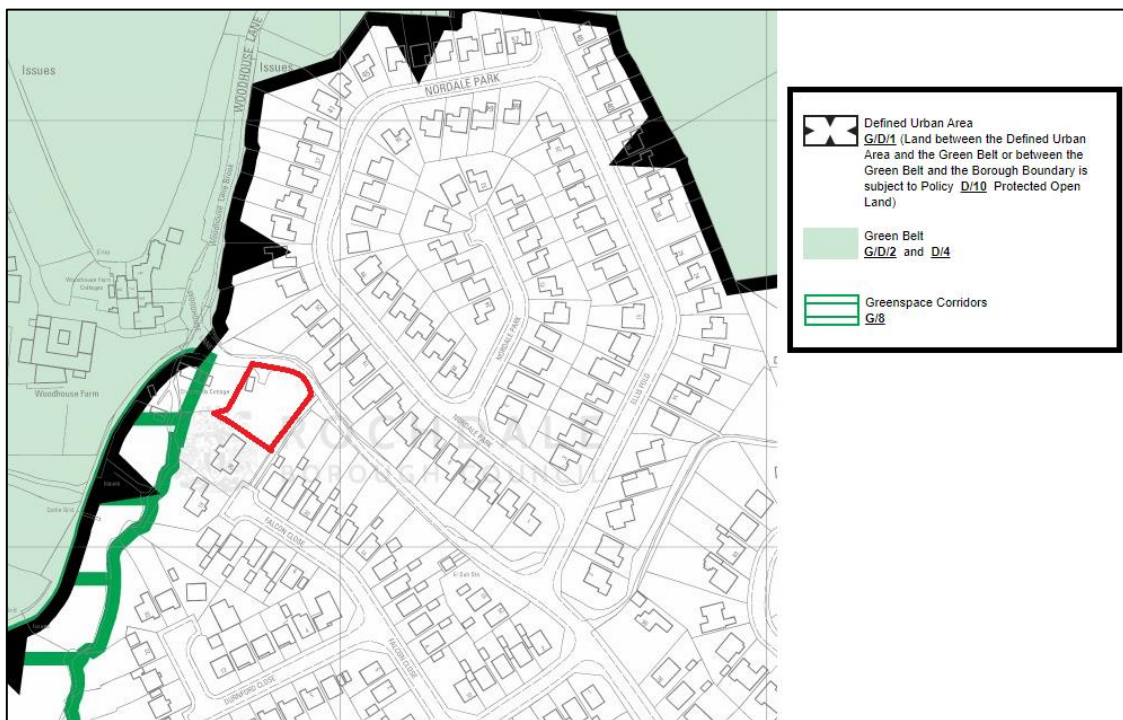


Figure 2: Extract of Rochdale Borough Unitary Development Plan Proposals Map with Site Outlined in Red

- 2.12 The site is not within close proximity to a conservation area. There are three Grade II listed buildings to the west of the site (over 50 metres away), these being Woodhouse Cottages, Woodhouse Farm Foldyard Buildings and Woodhouse Farm Foldyard Midden.
- 2.13 In terms of flood risk, the Environment Agency flood risk map indicates that the entire site lies within Flood Zone 1 which represents a chance of fluvial flooding less than 0.1% in any given year (low probability). The risk of flooding from surface water is also very low with reference to Environment Agency flood risk mapping.

Planning History

- 2.14 Based on the information available online via Rochdale Borough Council's Public Access database, there have been no planning applications at the site itself.
- 2.15 However, pre-application advice was recently sought from Rochdale Borough Council for the erection of 2 no. detached dwellings at the site (LPA ref: PREAPP/00105/23). This pre-application request included a proposed site layout plan and indicative elevations (see Appendix B for plan submitted under this pre-application request). The layout of the proposed properties and proposed siting of the dwellings was broadly similar to that within this planning application.
- 2.16 Rochdale Borough Council Planning Officer Ms Rosalind Gralton provided a formal written response to this pre-application request on 23rd January 2024 (see Appendix B for formal pre-

application response). The response provided a number of the comments on the scheme, and where relevant, the responses to the pre-application enquiry are referenced further in the Assessment section of this Statement (section 5 below).

- 2.17 However, the LPA pre-application response does provide the following summary.

“Based upon the above assessment of the site and relevant local and national planning policy, the principle of proposed residential development (Class C3) would be likely to be accepted. However, insufficient information has been provided to make a full assessment on the proposal against all relevant development management considerations, not limited to but including the proposal’s impact on highways, ecology, drainage, arboriculture and design. The Council has given as much of a view on the proposals that is possible at this stage based on the submitted information.”

- 2.18 This conclusion from the LPA clearly outlines that the principle of residential development at the site could be acceptable, subject to other material considerations.

- 2.19 Following this formal pre-application response to the LPA, further plans were submitted to the Rochdale Borough Council Planning Officer Ms Rosalind Gralton for comment on 21st May 2024. The plans submitted were very similar to the plans which have been submitted under this current application. Ms Gralton responded on 13th June 2024 to raise no concerns with the proposal, but encouraged consideration of Biodiversity Net Gain (BNG) as early as possible.

3 THE PROPOSAL

- 3.1 The proposed development comprises the demolition of the existing garage (to the north west of the site) and the erection of 2 no. detached dwellings. The proposal is illustrated in detail on the plans submitted with the application.
- 3.2 The proposed dwellings will be set back from Woodhouse Lane, and the principal/front elevations of these dwellings will face this highway whilst also being broadly in line with each other. The properties will be accessed off Woodhouse Lane, and there will be space to the front of the dwellings for external on-site car parking. The properties will benefit from their own front garden area each, and they will also have their own private garden located to the rear of the dwellings.
- 3.3 The proposed dwellings will be similar in form, scale and appearance. The dwellings will accommodate 4 bedrooms each and will be 1 ½ storey in height (with a ridge height of approximately 6.2 metres).
- 3.4 The proposed dwellings will have a gable frontage, but with a 1 ½ storey hipped roof element projecting from the side wall of the gable element. The hipped roof element of the proposed dwellings will accommodate gable dormers (1 no. dormer in the front elevation and 1 no. dormer in the rear elevation). A ground floor bay window is to project from the front wall of each dwelling. The proposed dwellings are to be finished in natural stone under a slate roof.
- 3.5 Each dwelling will have its own dedicated external parking area, able to accommodate 2 no. cars, as well as space for turning so cars can leave in a forward gear.
- 3.6 In terms of landscaping, the stone wall and fence to the front of the site (adjacent to Woodhouse Lane) will be demolished and a stone wall 1m in height is to replace this means of enclosure, but it is to be slightly set back from the highway for visibility purposes. The means of enclosure on the side boundaries of the site are to be retained, whilst timber fencing is proposed between the properties and to the rear of the site so as to enclose the properties from No.26 Falcon Close. A bin storage area is proposed to the rear of each dwelling and there is access from the bin storage areas to the front of the site for the purposes of refuse collection.
- 3.7 A landscaping plan has been submitted alongside the application. It is proposed to introduce planting to the front and rear of the site, as well as plant additional trees within the garden of No.26 which is under the same ownership as the application site.

4 PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all applications are to be determined in accordance with the Development Plan unless there are material considerations that indicate otherwise. Rochdale Borough Council's Development Plan comprises the following:
- Adopted Rochdale Core Strategy (adopted 2016).
 - Rochdale Borough Unitary Development Plan (UDP) and Policies (including Maps) (adopted 2006).
 - Places for Everyone Joint Development Plan (adopted March 2024).
- 4.2 The Allocations Plan is to replace the UDP when adopted, but the Allocations Plan is currently an emerging development plan document, and very little weight can be afforded to this document in accordance with Paragraph 48 of the National Planning Policy Framework (NPPF).
- 4.3 The NPPF and the associated national Planning Practice Guidance (PPG) are material considerations.
- 4.4 In addition to the above, Rochdale Borough Council has a number of adopted Supplementary Planning Documents (SPDs) which are material considerations, including: Guidelines and Standards for Residential Development (June 2016); Oldham and Rochdale Residential Design Guide (September 2007); Biodiversity and Development SPD; Climate Change Adaptation SPD; Design & Planning Process SPD; Residential Design Guide SPD; and Urban Design Guide SPD.
- 4.5 The Development Plan documents and policies considered relevant to this application are outlined below:

Adopted Rochdale Core Strategy (CS)

- C1 – Delivering the right amount of housing in the right places.
- C3 – Delivering the right type of housing.
- C4 – Providing affordable housing.
- C6 – Improving health and well-being.
- P1 – Improving image.
- P2 – Protecting and enhancing character, landscape and heritage.
- P3 – Improving design of new development.
- G1 – Tackling and adapting to climate change.
- G2 – Energy and new development.
- G6 – Enhancing green infrastructure.

- G7 – Increasing the value of biodiversity and geodiversity.
- G8 – Managing water resources and flood risk.
- G9 – Reducing the impact of pollution, contamination and land stability.
- T2 – Improving accessibility.
- DM1 – General development requirements.

Rochdale Borough Unitary Development Plan (UDP) and Policies (including Maps)

- G/D/1 – Defined Urban Area.

Places for Everyone (PfE)

- JP-Strat5 – Inner Areas.
- JP-S1 – Sustainable Development.
- JP-S2 – Carbon and Energy.
- JP-S4 – Flood Risk and the Water Environment.
- JP-S6 – Resource Efficiency.
- JP-H1 – Scale, Distribution and Phasing of New Housing Development.
- JP-H3 – Type, Size and Design of New Housing.
- JP-H4 – Density of New Housing.
- JP-P1 – Sustainable Places.
- JP-P2 – Heritage.

- 4.6 In national policy terms, the latest NPPF was published in December 2023. It sets out the Government's planning policies for England and how these are expected to be applied. At its heart is a presumption in favour of sustainable development.
- 4.7 Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and development proposals should be approved if they accord with the local Development Plan.
- 4.8 Section 5 of the NPPF relates to 'delivering a sufficient supply of homes'. Of note, Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Paragraph 70 of the NPPF recognises that: *'small and medium sized sites can make an important contribution to meeting the housing requirement of an area'*. Paragraph 70 goes on to outline that to promote the

development of a good mix of sites, LPAs should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes. Paragraph 65 of the NPPF highlights that the provision of affordable housing should not be sought for residential developments that are not major developments (such as this proposed development).

- 4.9 Section 9 of the NPPF relates to promoting sustainable transport. Paragraph 110 states that in assessing applications for development it should be ensured that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location. Paragraph 115 outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 4.10 Section 11 of the NPPF sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 124 states that planning decisions should promote and support the development of under-utilised land.
- 4.11 The Government also seeks to secure well-designed and beautiful places. Section 12 of the NPPF requires all development to achieve high standards of design to produce visually attractive development. The NPPF also emphasises how good design is a key aspect of sustainable development. Paragraph 135 makes clear that developments should be sympathetic to the local character, function well and add to the overall quality of an area. Paragraph 139 goes on to state that development that is not well designed should be refused, especially where it fails to reflect local design policies and Government guidance on design (i.e. the National Design Guide and the National Model Design Code).
- 4.12 Section 14 of the NPPF details that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. Paragraph 159 notes that new development should be planned in ways that can help reduce greenhouse gas emissions, such through its location, orientation and design. Paragraphs 165-175 of the NPPF set out guidance on the location of development with respect to areas at risk of flooding. The Framework outlines that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 4.13 Section 15 of the NPPF seeks to conserve and enhance the natural environment. Paragraph 180 states that planning decisions should, amongst other things, protect and enhance valued landscapes and minimise impacts on and provide net gains for biodiversity.

- 4.14 In Section 16, the NPPF seeks to conserve and enhance heritage assets in a manner appropriate to their significance. This is to ensure that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 4.15 The PPG supports the NPPF with regards to how the NPPF should be implemented in practice and is a material consideration in the decision-making process.

5 PLANNING APPRAISAL

The Principle of Development

- 5.1 Policy C1 of the adopted Rochdale CS states that at least 460 additional dwellings per annum are to be delivered in the Borough in the period 2012-2028. The text supporting this policy outlines that this is a challenging target and *'not a ceiling and therefore may be exceeded provided that it is sustainable, it can be supported by existing or new infrastructure and it meets the Council's priorities'*.
- 5.2 Regard needs be given to the more recent housing need figures contained within the Places for Everyone (PfE) document which was adopted on 21st March 2024. This indicates a housing requirement in the Rochdale Borough of 616 dwellings per annum over the period 2022-2039. This annual requirement is notably higher than the Core Strategy requirement (460 dpa), as well as the current local housing needs figure (520 dpa) as outlined in the latest Strategic Housing Land Availability Assessment (March 2024). Given this, it is considered that a significant uplift in housing delivery is required on sustainable sites in the Borough in order to make an important contribution to the Borough's deliverable housing supply and meet the needs identified within the PfE document.
- 5.3 Policy C1 of the CS sets out that whilst the plan seeks to ensure the focus is on maximising the use of brownfield sites, the development of greenfield sites may be necessary and accepted, specifically where it is demonstrated that the development would have a limited adverse impact on green infrastructure or amenity value in and around the site; and green infrastructure is, wherever possible, incorporated into the scheme.
- 5.4 Policy C1 also outlines that it should be ensured that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.
- 5.5 Saved UDP Policy G/D/1 establishes that new development, wherever possible and appropriate should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.
- 5.6 The site is identified as being within the 'Inner Areas' in the PfE document. Policy JP-Strat5 states that high levels of new development will be accommodated in this highly accessible and sustainable location. Policy JP-Strat5 goes on to state that new development will be predominately residential and will be integrated with existing communities, enhancing the quality of places and their local character.
- 5.7 The application site is located in the Defined Urban Area as designated under the Proposals Map of the UDP. As outlined in Saved UDP Policy G/D/1, new development should be concentrated within urban area. The site is also within a sustainable urban location, being within reasonable walking distance of services and frequent public transport.

- 5.8 As noted above in Section 2, the LPA have also accepted the principle of residential development at the site as outlined in their recent pre-application response in relation to a proposal for 2 no. dwellings at the application site (LPA Reference: PREAPP/00105/23) (see Appendix B for the pre-application response).
- 5.9 In addition to this, the proposal will make a modest contribution to local housing need and growth, which is a social benefit of the development, and it will better utilise this land which is supported by Government guidance contained within Paragraph 121 of the NPPF.
- 5.10 Given the above, the principle of residential development at the site is considered acceptable. However, it is acknowledged that the acceptability of the proposal is also dependent on a number of other considerations, which the Statement will go on to discuss below.

Affordable Housing

- 5.11 Policy C4 of the CS states that the Council will seek affordable housing on all developments of 15 dwellings or more. It is sought to only develop 2 no. dwellings at the site therefore there is no requirement for affordable housing in this instance.

Housing Mix & Density

- 5.12 Policy C3 of the CS states that the Council will deliver the right type of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the Borough. Policy JP-H3 of the PfE document also states that development across the plan area should seek to incorporate a range of dwelling types and sizes, and that residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies.
- 5.13 Of particular note, Policy C3 of the CS states in the north of the Borough (which this site is identified as being within in the CS), there will be a focus on providing a range of higher value housing to attract and retain residents. In order to do this, Policy C3 states that the Council will support lower density development if it delivers higher value dwellings of a type and size that are currently in short supply across the Borough.
- 5.14 Policy JP-H3 of the PfE document also specifies that all new dwellings must comply with the Nationally Described Space Standards (NDSS) and be built to the 'accessible' and 'adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

- 5.15 Policy JP-H4 of the PfE document notes that new housing should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design. Policy JP-H4 also outlines that development in this location should seek to achieve a minimum net residential density of 35 dwellings per hectare, unless there are site specific issues as to why this cannot be provided (e.g. design context) or there are local housing market issues as to why this cannot be delivered.
- 5.16 The application site is ~0.1 hectare, and with reference to the PfE density figures contained in Policy JP-H3, the starting point should be to achieve at least 3 dwellings on this site. Whilst 2 dwellings are proposed on this site, as noted above, Policy JP-H3 states that this could be acceptable when there are site specific issues as to why this cannot be provided.
- 5.17 In this instance, it is considered that more than 2 dwellings would appear cramped and would relate poorly to the built environment, especially with regard to the relatively relaxed density of development in the vicinity and that the immediate locality has a pleasant suburban character. Providing more than 2 dwellings at the site would also serve to work against the aim of Policy C3 of the CS to provide a range of high-quality housing in the north of the Borough. In addition to this, it is considered that a development of more than 2 dwellings at the site would unlikely be able to provide an adequate standard of amenity for neighbouring properties as well as future occupiers of the proposed dwellings, especially with regard to Rochdale Borough Council's Guidelines & Standards for Residential Development SPD.
- 5.18 In line with Policy C3 of the CS, the proposal will provide high value housing, and as discussed in greater detail below in the residential amenity subsection, the development will comfortably comply with the NDSS.
- 5.19 Given the above, the development is in accordance with Policy C3 of the CS and Policies JP-H3 and JP-H4 of the PfE document.

Design and Impact on the Character and Appearance of the Area

- 5.20 Policy DM1 of the CS states that all development proposals will be expected to demonstrate that they are of high-quality design and take the opportunity to enhance the quality of the area, as well as incorporate high quality landscape schemes (where appropriate).
- 5.21 Policy P1 of the CS also outlines that the Council will require high quality design in all new developments. This policy states the Council will ensure new development improves the image of the Borough by:
- Requiring design which is of a high standard, demonstrating innovation and originality.
 - Helping to 'green' the urban environment, for example by securing trees on sites.

- Promoting the development and re-use of under-used land and buildings.
- 5.22 Policy P2 of the CS notes that the Council will protect and enhance the Borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes.
- 5.23 In addition, Policy P3 of the CS outlines that the Council will require all new developments, including associated landscaping, regardless of location in the Borough, to adhere to high standards of design. This policy then goes on to list design principles to adhere to (where relevant), including:
- Enhance the Borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.
 - Ensure that buildings contribute positively to the townscape, and are well proportioned. Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.
- 5.24 Policy JP-P1 of the PfE document states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.
- 5.25 Given the site's location adjacent Woodhouse Lane, it is considered that the development on the site will be read more as a part of this Woodhouse Lane streetscene, rather than Falcon Close. The LPA pre-application advice also came to the same conclusion (LPA ref: PREAPP/00105/23). As a consequence of this, the proposed dwellings will face towards/address Woodhouse Lane and will be set back from this highway similarly to the dwelling and 1 ½ storey outbuilding at the adjacent property of Shepherds Cottage to the north west. Similar to other properties in the locality, the proposed properties will also benefit from good sized gardens to the rear of the dwellings. The overall footprint of the dwellings will also not be materially different to those within the vicinity of the site. Overall, the layout of the proposed development will sympathetically integrate with existing development and will sit comfortably on the site.
- 5.26 The provision of garden areas to the front of these dwellings will ensure that the frontages of these properties will not be dominated by hard-standing, but will instead respond to the pleasant suburban character of the locality.
- 5.27 In terms of scale, the proposed dwellings will be 1 ½ storey in height, so they will be a similar height to the dwellings on Falcon Close within the immediate vicinity of the site and the outbuilding at Shepherds Close which is adjacent to the north west boundary of the site. The dwellings will also be no greater in height than the dwelling at Shepherds Close (which is 2

storeys in height). The overall volume of the dwellings proposed will also be broadly in keeping with dwellings within the immediate vicinity of the site.

- 5.28 Whilst there is a PRoW to the east of the site, by virtue of the 1 ½ storey height of the proposed dwellings, that the nearest dwelling to this PRoW is set off from it, and that the roof of the nearest dwelling pitches away from this PRoW, it is considered that the proposal will not be an over dominant feature from this PRoW.
- 5.29 In relation to appearance, the form of the proposed dwellings will not be overly complicated thereby helping the dwellings to integrate with built development in the locality. The walls of the dwellings are proposed to be finished in natural stone, whilst the roofs are to be finished in slate, and these materials are in keeping with the more traditional buildings along Woodhouse Lane.
- 5.30 Whilst dormers are proposed on the dwellings, as noted above there are many other 1 ½ storey dwellings in the immediate vicinity of the site, and these dwellings have dormers (including the next door neighbouring dwelling of No.24 Falcon Close to the south east of the site), therefore the use of dormers in this locality is considered acceptable. The dormers proposed are also considered to be proportionate in size to the roofs and dwellings, so that the dormers do not over dominate the dwellings themselves.
- 5.31 In terms of the detailing of windows and doors, a suitably worded condition could be attached to address such a matter if the LPA considers this necessary and reasonable.
- 5.32 In terms of hard landscaping, the existing side walls of the site are to be retained. Whilst the front wall to the site will be removed, it will be replaced with a natural stone wall which is set further back from Woodhouse Lane and will only be 1m in height. Setting back the wall from this highway will help to improve visibility from the access to the site. The replacement wall will also represent an enhancement to this streetscene as the current wall partly comprises closed board fencing, whilst the proposed stone wall will be more appropriate at this end of Woodhouse Lane which consists of more traditional dwellings. The means of enclosure between the proposed properties and to the rear of the properties is considered appropriate for the locality.
- 5.33 Limited hard standing is proposed on the site, and as noted, the properties will benefit from front gardens to help to ensure that the frontages of these properties will not be dominated by hard standing. Planting is also proposed to the front of the site to soften the development.
- 5.34 Bin storage is proposed to the rear of the properties to allow for this element to be unobtrusive, and there is external access from the rear gardens to allow for bin collection.
- 5.35 In terms of soft landscaping, a landscaping plan has been submitted alongside this application. This displays planting to the front of the site to soften the development further, as well as planting to the rear of the site.

- 5.36 Thus, the proposal is considered to sympathetically integrate with existing development in the locality, and will prevent detrimental harm to the visual amenities of the locality, in accordance with Policies DM1, P1, P2 and P3 of the CS, Policy JP-P1 of the PfE document, the Guidelines and Standards for Residential Development SPD and Section 12 of the NPPF.

Residential Amenity

- 5.37 Policy DM1 of the CS states that all development proposals will be expected to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- 5.38 PfE Policy JP-P1 requires all new development to be comfortable and inviting, with indoor and outdoor environments, offering a high level of amenity that minimises exposure to pollution; and addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter.
- 5.39 PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards (NDDS).
- 5.40 Section 4 of the Guidelines and Standards for Residential Development SPD relates to 'New Residential Development'. Section 4, contains a subsection relating to 'space standards' and it outlines minimum space standards for all new residential development so as to prevent undue harm to residential amenity, these being:
- i) 21m between directly facing principal windows of habitable rooms, at an upper floor level and 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
 - ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
 - iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.
- 5.41 However, the SPD also states that exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits.

26 Falcon Close

- 5.42 In respect of No.26 Falcon Close, the rear elevations of the proposed dwellings will be over 14 metres away from the side/north east elevation of No.26. Whilst it is acknowledged that No.26 has a first floor window on the north east elevation serving a habitable room (see Figure 3 below and Appendix A), this room is served by a window on the rear/north west elevation. As No.26 is under the ownership of the applicant (within the blue line), this north eastern window

could be blocked up to ensure that No.26 achieves a good standard of privacy, and this habitable will still achieve plentiful natural light through the window in the rear elevation. This could be conditioned should permission be granted.

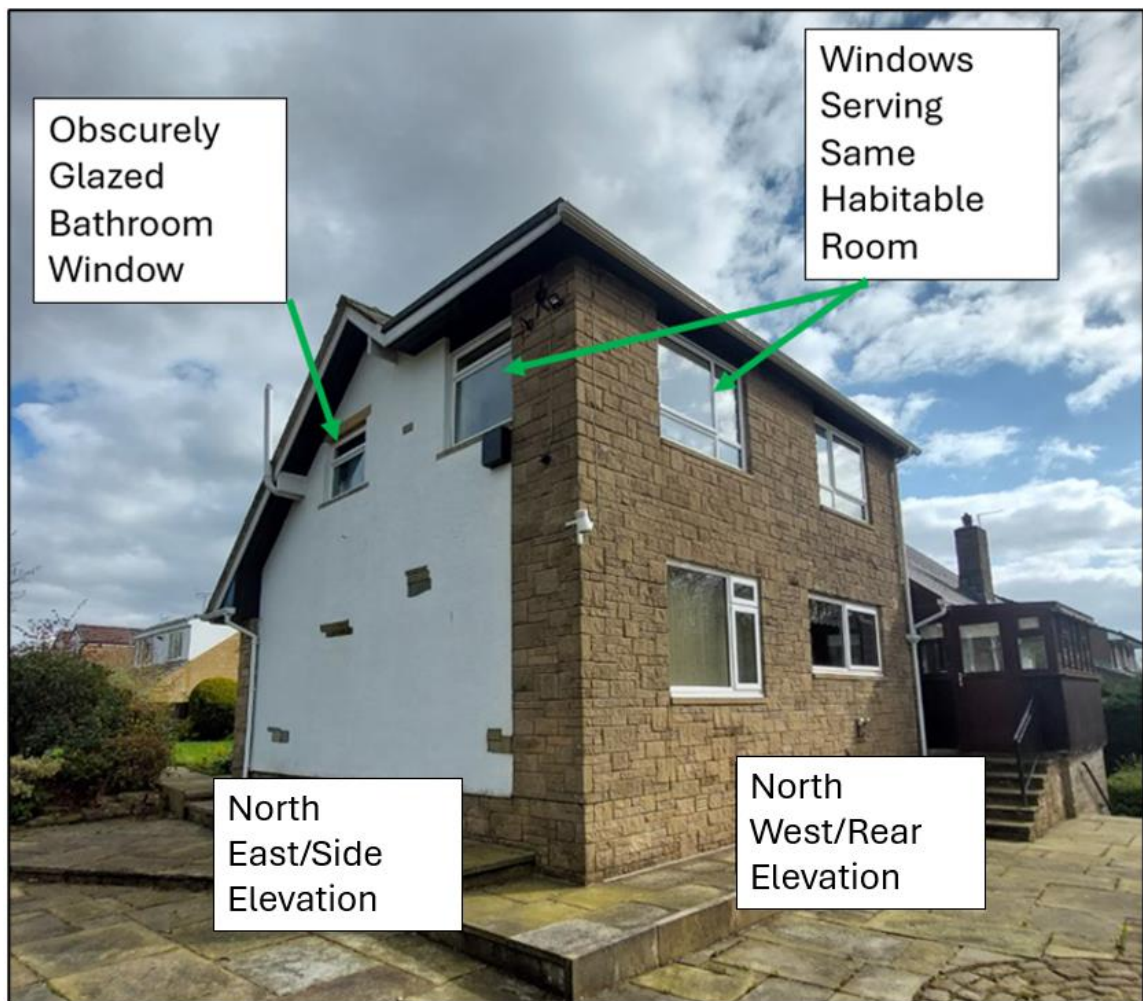


Figure 3: Image Outlining Windows on the North East/Side Elevation of No.26 Falcon Close

- 5.43 There is another first floor window on the side/north east elevation of No.26, but this window is obscurely glazed and serves a bathroom (a non-habitable room). Thus, the proposal will not result in an undue loss of privacy or loss of outlook to this room.
- 5.44 In addition to the above, the proposed rear walls of the dwellings will be over 10.5 metres from the proposed boundary that will be shared with No.26.
- 5.45 Given the above, the proposal will prevent undue harm to No.26 in terms of loss of light, loss of privacy or overlooking, loss of outlook, or an overbearing effect.
- 5.46 Further to this, whilst the curtilage of No.26 will reduce as a result of the proposed properties within this garden, it is clear that No.26 will still benefit from a very good sized rear private garden.

Shepherds Cottage

- 5.47 Shepherds Cottage is the neighbouring residential property to the north west of the site. Shepherds Cottage has an outbuilding adjacent to the site which is 1 ½ storey in height, but this contains no habitable rooms or side windows facing towards the site. The 2 storey dwelling at Shepherds Cottage is well set off from the shared boundary of the site.
- 5.48 Given that the proposed nearest dwelling to Shepherds Cottage will be partly obscured by an existing outbuilding within this neighbouring property (which is 1 ½ storey in height), that Shepherds Cottage has a good sized garden and that the roof of the proposed nearest dwelling will pitch away from Shepherds Cottage, it is considered that the proposal will not unduly overbear or overshadow the garden of Shepherds Cottage.
- 5.49 No first floor windows are proposed in the north west side elevation of the nearest dwelling to Shepherds Cottage which will help to prevent undue harm in terms of overlooking the garden of Shepherds Cottage, as well a loss of privacy to the rooms within the dwelling at that property.
- 5.50 Given that the nearest proposed dwelling to Shepherds Cottage will be set well away from the property, and will be partially obscured by the existing outbuilding within Shepherds Cottage, the proposed development will not result in an undue loss of outlook or loss of light from this neighbouring dwelling.

No.24 Falcon Close

- 5.51 No.24 is the neighbouring residential property to the to the south east of the site, with the dwelling at the site fronting Falcon Close and not Woodhouse Lane.
- 5.52 The nearest proposed dwelling to this property will be set away from this property as a PRow separates the site and No.24, and the proposed dwelling is slightly set off from the side boundary of the site. In addition, the roof of the nearest proposed dwelling will pitch away from No.24. Given this, the 1 ½ storey scale height of the proposed dwelling and the size of the rear garden of No.24, the nearest proposed dwelling to No.24 will not unduly overbear or overshadow the rear garden of No.24. As no first floor windows are proposed in the south east side elevation of the nearest proposed dwelling, this will prevent clear views over the rear garden of No.24.
- 5.53 The nearest proposed dwelling to the dwelling at No.24 will also be well set away from the rear wall of this dwelling as well as at an oblique angle to it. Given this, and that the nearest proposed dwelling will sit at the north of the dwelling at No.24, the proposal will prevent undue harm to No.24 in terms of loss of light, loss of privacy and loss of outlook.

Properties Across the Road Fronting Nordale Park

- 5.54 The proposed dwellings will be over 21 metres away from these dwellings to the north east of the site which front Nordale Park, and the proposed dwellings will be well set off the rear

boundaries of these neighbouring properties. These dwellings on Nordale Park also sit on higher ground to the site. As a result, the proposal will prevent undue harm to these properties in terms of loss of light, loss of privacy or overlooking, loss of outlook, or an overbearing effect.

Amenity of Proposed Dwellings

- 5.55 In terms of the amenity of the future occupiers of the proposed development, the properties will both benefit from a generous external amenity space, whilst the internal accommodation of each dwelling will comply with the guidance contained within the NDSS. Of particular note, the proposed dwellings comfortably exceed the minimum space standards for 4 bedroom 2 storey dwellings as set out in the NDSS. The siting of the dwellings under this application and the spacing between them will also allow for a good standard of privacy, natural light and outlook for proposed occupiers of these dwellings. The proposed occupiers will therefore benefit from a good standard of amenity.
- 5.56 Given the above, it is considered that the proposed development will not cause undue harm to the amenities of existing and future neighbouring occupiers and that future occupiers of the proposed residential properties will experience good levels of amenity, in accordance with Policy DM1 of the CS, PFE Policies JP-P1 and JP-H3 and Section 12 of the NPPF.

Highways, Accessibility and Parking

- 5.57 Policy DM1 of the CS outlines that all development proposals will be expected to demonstrate that they provide vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account the proposed use and location.
- 5.58 Policy T2 of the CS states that the Council will improve accessibility by locating development where good access to public transport is available or can be provided, backed by measures to reduce the need to travel and effective provision for cyclists, pedestrians and people with impaired mobility. It goes on to state that development will need to be appropriately located to minimise the need to travel by car and the number and length of car trips to access local amenities.
- 5.59 Policy T2 of the CS also states that the Council will require development to provide parking in compliance with the Council's Car Parking Standards. These standards are provided within Appendix 5 of the CS.
- 5.60 The response from the Council's Highway's Engineer at the pre-application stage (LPA Ref: PREAPP/00105/23) has been acknowledged in designing this proposal (see Appendix B).
- 5.61 It is considered that two dwellings with access onto Woodhouse Lane will not materially increase the volume of traffic along Woodhouse Lane. The improved visibility from the access of the site (by virtue of setting back the wall to the front of the site) is also considered acceptable, especially given that there is already a vehicular access from the site onto

Woodhouse Lane, and given the low speeds of vehicles travelling along Woodhouse Lane. The site also offers ample space to allow for vehicles to manoeuvre and exit in a forward gear.

- 5.62 It is pertinent to note that the Council's Highway's Engineer raised no objection to the principle of two dwellings at this site accessed off Woodhouse Lane. Of note, the Highway's Engineer stated that the site will not generate any problematic volume of traffic, that the access is suitable for the use proposed and that they had no road safety concerns. Given the same number of dwellings are proposed under this planning application to the pre-application request and that access into the site is proposed from a relatively similar location, it is considered that these conclusions from the Council's Highway's Engineer are applicable to this proposal.
- 5.63 At the pre-application stage the Highway's Engineer noted that construction traffic could potentially have an impact upon Woodhouse Lane and therefore requested that a dilapidation survey is undertaken of Woodhouse Lane (and upon completion of the development, repairs are undertaken so the highway is left in the same state than its current condition). However, this matter could be conditioned should permission be granted (as noted within the pre-application response).
- 5.64 Regarding parking, consideration has been given to Appendix 5 of the CS, which relates to parking standards. Appendix 5 specifies that for 2+ bedroom houses outside of town centres (which these properties constitute) there should be a maximum standard of 2 spaces per dwelling (not including a garage). 2 on-site parking spaces are proposed for each property in this instance in compliance with the Parking Standards in the CS. It should also be noted that the Council's Highway's Engineer noted that 2 off-street parking spaces for each property stage will be adequate at the pre-application stage.
- 5.65 The pre-application response noted that bin storage will be required to be displayed on plans should an application be submitted. Each property will have a bin storage area, behind the front wall of the dwellings they are to serve to avoid visual clutter from the streetscene. This arrangement is therefore considered acceptable.
- 5.66 In terms of refuse collection, at the pre-application stage the Highway's Engineer stated that they will expect this to be undertaken in much the same way as for other properties on Woodhouse Lane.
- 5.67 Given the above, the proposal will provide suitable parking provision and it will not lead to an adverse impact on highway safety in compliance with Policies DM1 and T2 of the CS and Section 9 of the NPPF.

Biodiversity

- 5.68 Policy G7 of the CS states that the Council will ensure that sites and features of biodiversity importance are given full and appropriate recognition and protection. It goes on to note that opportunities for enhancing biodiversity and geodiversity will be supported. Policy G7 outlines

that no development should result in a net loss of biodiversity or geodiversity interest in the Borough and overall development in the Borough should result in a net gain.

- 5.69 Policy G7 of the CS states that proposals should protect and include biodiversity within new developments, protect and enhance existing features and take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible.
- 5.70 A Preliminary Ecological Appraisal Report (PEA), by a qualified ecologist, has been submitted alongside the application.
- 5.71 This PEA outlines that the proposal is not anticipated to have any detrimental impacts on any designated sites given the nature of the development and the distance of the application site from these designated sites.
- 5.72 The PEA outlines that habitats present at the time of the survey consisted of introduced shrub, modified grassland, treelines, hardstanding, one building and two walls.
- 5.73 The PEA outlines the possibility of roosting bats, common amphibians, badgers, hedgehogs, nesting birds and reptiles on the site, and Section 4.3 of the PEA recommends a number of precautionary working methods for these species which can be conditioned. The PEA, however, notes that no further surveys are required to inform the planning application. The PEA identifies a couple of invasive plant species, and recommends that these are removed.
- 5.74 The Environment Act 2021 introduced a new requirement for the delivery of mandatory Biodiversity Net Gain (BNG) (at least 10% biodiversity net gain) under the Town and Country Planning Act 1990. For 'small sites' such as this particular site, this came into effect on 2nd April 2024.
- 5.75 A Biodiversity Metric Report has been undertaken, which has been submitted alongside this application. This Biodiversity Metric Report has been conducted using Biodiversity Metric 4.0 to calculate the pre-development and post-development biodiversity habitat units of the site for the proposed development. It is pertinent to note that the onsite pre-development calculations were made on 20th June 2024 prior to the removal of several trees at the site and therefore take into consideration habitats which were present prior to the felling of these trees.
- 5.76 The Biodiversity Metric Report outlines that the proposed scheme will incur a loss of 0.09 habitat units and 0.16 hedgerow units as a result of the development. This goes on to state that a deficit of 10% of 0.11 habitat units and 0.17 hedgerow units will be incurred on site as a result of the development. Thus, the Metric Report states that a total of 0.03 individual tree units, 0.05 low distinctiveness habitat units and 0.16 low distinctiveness hedgerow units will need to be offset in order to satisfy the trading rules.
- 5.77 As outlined within this Biodiversity Metric Report, as vegetated gardens cannot being secured for 30 years and/or handed over to a management company, it is not considered feasible to

achieve a 10% net gain in habitat or hedgerow units on-site or satisfy the trading rules. As such, off-site compensation or a conservation offset payment will be required for the development to proceed.

- 5.78 The Applicant does not have their own land outside the development site which can make off-site biodiversity gains on. As a result of this, the Applicant has arranged to purchase biodiversity units on the market in order to achieve BNG. Further details of this can be requested by the LPA.
- 5.79 Given the above, subject to conditions, the proposal is unlikely to cause harm to protected species and is therefore in accordance with Policy G6 of the CS and Section 15 of the NPPF.

Trees

- 5.80 Policy G6 of the CS states that the Council will expect development proposals affecting green infrastructure to protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site.
- 5.81 An Arboricultural Impact Assessment (AIA) has been submitted alongside the application. The site survey was undertaken to inform the AIA on 14th June 2024, which is before several of the trees within the site were cleared. The site survey identified 15 trees within the site area, 12 of which were grade Category B and 3 of which were graded Category U. The AIA outlines that all these trees will require removal to facilitate the proposed development, but these trees have been removed after the date of the AIA. In relation to other trees surrounding the site, none of these are protected and the development should prevent any damage to these trees.
- 5.82 Following the clearance of a number of the trees at the site, the landscape plan submitted alongside this application displays that replacement native trees are proposed to be planted within the site and within the garden of No.26 (which is within the blue line and thereby under the control of the Applicant) to add to the amenity value of the development. These trees will have a suitable relationship with proposed and existing development so as to safeguard the future health of the trees, as well as prevent harm to residential amenity.
- 5.83 Given the above, it is considered that the development will not cause harm to important trees and any trees that have been lost are to be adequately replaced.

Flooding Risk and Drainage

- 5.84 Policy G8 of the CS states that the Council will ensure that new development does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flooding risk, is itself protected from flood risk and ensures prudent use of water resources.

- 5.85 Policy JP-S4 of the PfE document states that development should be located and designed so as to minimise the impacts of current and future flood risk. This policy also notes that developments will be expected to manage surface water runoff through sustainable drainage systems.
- 5.86 The pre-application response relating to residential development on this site (LPA ref: PREAPP/00105/23) recommended that a drainage plan is submitted alongside a planning application for a similar development. As a consequence, a Drainage Strategy has been submitted alongside this application.
- 5.87 As noted in the Drainage Strategy, the site is within Flood Zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding) and is therefore at low risk of fluvial flooding, and it is considered that the development will not increase the fluvial flooding risk on the site or elsewhere. The risk of flooding from surface water is also very low with reference to Environment Agency flood risk mapping.
- 5.88 In terms of surface water disposal, the Drainage Strategy outlines that infiltration methods will not be viable. The Drainage Strategy also states there is not a suitable watercourse in the vicinity of the site which could be utilised to dispose of surface water from the site. Therefore, the primary option for surface water disposal is to use a connection into the public sewer system, and it is proposed that surface water will discharge through a connection into the United Utilities surface water sewer located to the south of the site, in Falcon Close. An attenuation tank will be proposed to the south of the site so as to restrict the discharge rate from the site into the sewer in line with the requirements of United Utilities.
- 5.89 Subject to the development being carried out in accordance with the Drainage Strategy submitted alongside this application, the proposal will not increase flood risk elsewhere and will comply with Policy G8 of the CS, Policy JP-S4 of the PfE document and Section 14 of the NPPF.

Sustainability & Climate Change

- 5.90 Policy G1 of the CS relates to tackling and adapting to climate change. It outlines measures to address climate change and ensure growth does not increase CO₂ emissions, including locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure.
- 5.91 Policy G1 of the CS also outlines a number of expectations for new developments, including being zero carbon, adhering to the 'energy hierarchy' and reducing CO₂ emissions through the use of renewable and low carbon decentralised energy technologies and networks. Policy G2 of the CS also states that all new development will be expected to adhere to the following energy hierarchy (i.e demand reduction; energy efficiency and low/zero carbon technologies and networks; and allowable solutions) to the extent that Policy G2 reflects national policy, targets and requirements for that type of development.

- 5.92 Policy JP-S2 of the PfE sets out that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures. One such measure is an expectation that new development will be net zero carbon and should follow the energy hierarchy. This policy also outlines that it is expected new development will incorporate adequate electric vehicle charging points.
- 5.93 The site is situated within a sustainable urban location within the defined settlement limits of Rochdale. The site is within reasonable walking distance of bus stops on Edenfield Road, with frequent bus services to Rochdale and Bury town centres. The site is also within reasonable walking distance of a number of services and facilities, with a primary shopping area along Edenfield Road to the south east of the site. Therefore, this reduces reliance on private cars.
- 5.94 Electric Vehicle charging points can also be included for each property. In addition, the proposed dwellings will be designed to reduce the extent and the impacts of climate change. For instance, the dwellings will comply with current building regulations. Further details can be conditioned should this be deemed necessary.
- 5.95 For these reasons, the proposal is considered to address the carbon neutral agenda, in compliance with Policies G1 and G2 of the CS, Policies JP-S2 and JP-S6 of the PfE document and Section 14 of the NPPF.

Land Contamination

- 5.96 Policy G9 of the CS outlines that the Council will reduce all forms of contamination and land stability in the Borough by requiring that any risks arising from contaminated land or land instability, and appropriate actions to address these risks, are identified prior to any development taking place on that land and the identified actions taken.
- 5.97 The recent pre-application response from the LPA relating to this site (PREAPP/00105/23) outlines that a future application *'should be accompanied by a Phase I Site Investigation or Preliminary Risk Assessment to provide an initial assessment of potential land contamination within/adjacent to the site, to demonstrate whether or not the site is suited to a residential use.'*
- 5.98 Whilst the pre-application response is acknowledged, it is considered that it is not necessary to submit this information in this instance prior to the determination of the application. It is pertinent to note that the site is already used as a residential garden and it is therefore considered that the site is suited to a residential use. Nonetheless, a completed contaminated land screening assessment form has been submitted alongside this application. Should it be considered that a Phase I Site Investigation is required, this could be dealt with by a suitably worded condition.
- 5.99 In terms of land instability, the site is not located within a Coal Mining Development High Risk Area with reference to The Coal Authority mapping.

6 HERITAGE ASSESSMENT

Policy Context

6.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative background within which all heritage planning policy is framed and is a fundamental consideration in determining any planning application that may affect a heritage site. It is therefore the starting point for an appraisal of development proposals affecting a listed building.

6.2 Section 66 of the Act states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

6.3 Paragraph 200 of the NPPF states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

6.4 Paragraph 195 of the NPPF outlines that heritage ‘assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.’ Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

6.5 Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).

6.6 Paragraph 206 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification. Paragraph 208 of the NPPF goes on to note that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

6.7 Policy P2 of the CS states the Council will protect the Borough’s heritage by:

- a. *“Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:*
 - i. *Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;*
 - ii. *Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
 - iii. *The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;*
 - iv. *The Edgar Wood and J. H. Sellers cultural heritage;*
 - v. *The heritage of the seventeenth and eighteenth century vernacular tradition; and*
 - vi. *The engineering heritage, including mills, canals and railways.*
- b. *Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;*
- c. *Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and*
- d. *Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.*

6.8 This Heritage Statement uses the ‘Conservation Principles’ published by Historic England within Conservation Principles, Policies and Guidance for the sustainable management of the historic environment (April 2008) (which shall be referred to as the ‘CPPG’). This will be discussed in further detail when assessing the significance of heritage assets that may be affected by the proposal below.

Heritage Assets that may be Affected by Development at the Site

- 6.9 From using Historic England’s map search, three listed buildings are displayed within the vicinity of the site (please see figure 4 on the next page), which are all listed below:
- Woodhouse Farm Foldyard Buildings (Grade II) – approximately 65 metres to west of site;
 - Woodhouse Farm Foldyard Midden (Grade II) – approximately 80 metres to west of site; and
 - Woodhouse, East Cottage and Attached Cottages (Grade II) – approximately 50 metres to north west of site.

- 6.10 A search of the Historic Environment Record (HER) records does not identify any other heritage assets within a 150 metre radius of the application site. Of particular note, the site is not within close proximity to any conservation areas.

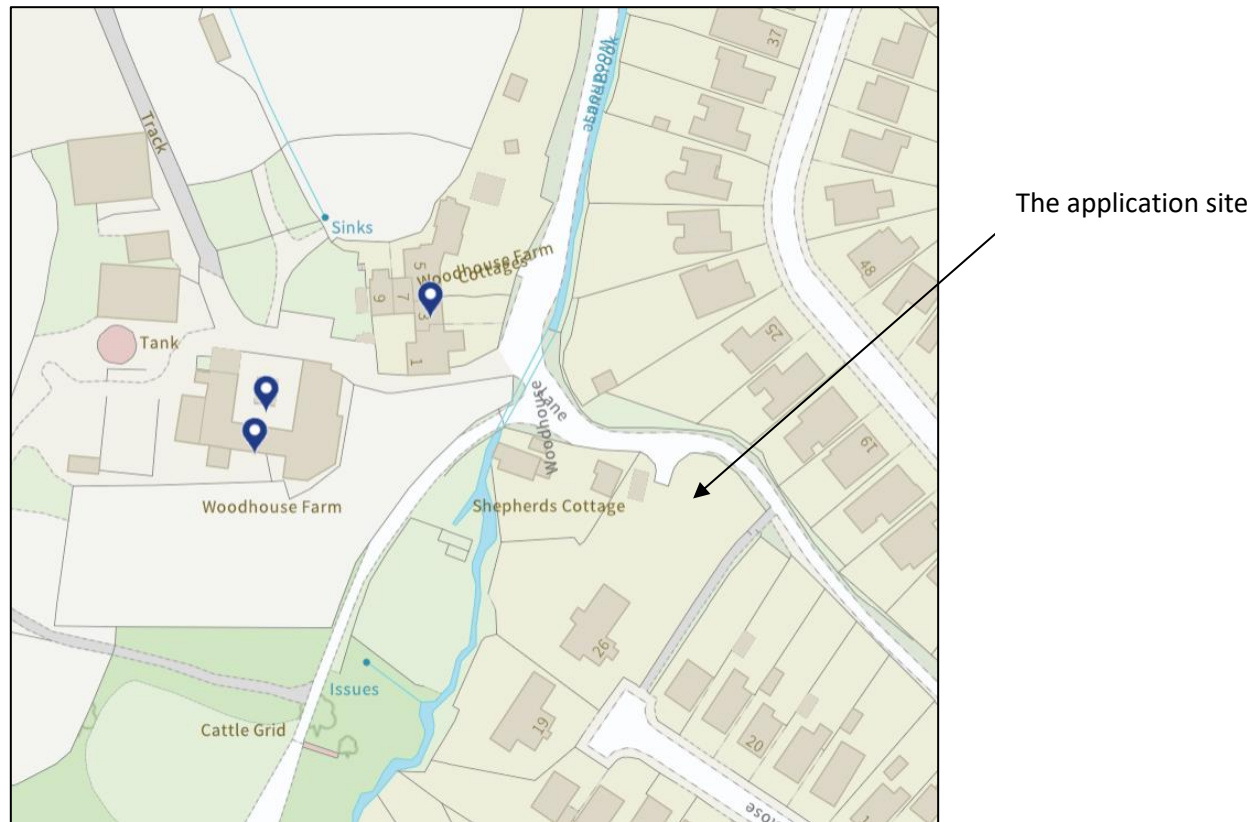


Figure 4: Extract from Historic England's Map Search displaying statutory listed buildings within the vicinity of the site.

- 6.11 The pre-application advice from Rochdale Council referred to above in Section 2 (LPA Reference: PREAPP/00105/23) states that the Council's Conservation Officer advised that development on this site has the potential to affect the setting of the three listed buildings referred to. The advice went on to note that consideration should be taken in relation to these heritage assets when designing the proposed development.
- 6.12 Thus, an assessment of the impact of the proposal on these three listed buildings has therefore been undertaken. Given the siting and the scale of the development, it is considered that it would not cause harm to the significance of any other heritage assets.
- 6.13 In relation to the cottages at Woodhouse Farm, it appears that this previously comprised of one property (called 'Woodhouse'), and this was the most southern section of the building. This was constructed around 1709 (as per the date of the door lintel). Two additional cottages were erected on the north facing gable of Woodhouse, to create No's. 3 & 5 Woodhouse Farm Cottages. To the rear of No.5 Woodhouse Farm Cottages, a further two cottages were erected to be known as No's. 7 & 9 Woodhouse Farm Cottages. The two properties at No's. 7 & 9 were built at a right angle to the other three dwellings so as to create an 'L-shaped' building. It is

unclear as to when the four additional cottages were built, and it could be that they were built at the same time as Woodhouse itself, but it appears likely that these were built afterwards given differences in the architectural style. Today, the whole building is currently being utilised as four separate properties, with No's. 1 & 3 being one large dwelling, and No's. 5, 7 & 9 all separate dwellings. The buildings are finished in natural stone under a stone slate roof.

- 6.14 In relation to the single storey Woodhouse Farm Foldyard Midden, the listing outlines that this was erected in 1895, and appeared to comprise of a midden shelter. This building, with slender cast iron columns, under a stone slate roof, with clay ridge tiles was located in the centre of a foldyard.
- 6.15 Moving on to the single storey Woodhouse Farm Foldyard Buildings, the listing outlines that this was erected at a similar time to the midden (1895). This 'u-shaped range of buildings' are finished in random dressed stone under a stone slate roof and clay ridge tiles. The foldyard buildings partly surround the midden referred to above.



Figure 5: Foldyard Midden and Foldyard Buildings (Source: Historic England)

- 6.16 Historic OS mapping displays that in the late 19th Century the Grade II listed building of Woodhouse, East Cottage and Attached Cottages was within a rural (likely agricultural) setting, with the built-up limits of Rochdale (Norden) not reaching this part of Woodhouse Lane, unlike today (see figure 6 below). Shepherds House, which is adjacent to the site, appeared to exist. The site itself appeared to accommodate a u-shaped building at this time, which appears to have been an agricultural building, but this no longer exists.
- 6.17 Within the early 20th Century, OS Mapping indicates the Grade II listed Woodhouse Farm Foldyard Buildings and Woodhouse Farm Foldyard Midden were erected (consistent with dating provided in the listings for these two listed buildings). These listed buildings were within a rural setting during this time, whilst an agricultural building still appeared to exist at the site itself (see Figures 7 and 8 on the next page).

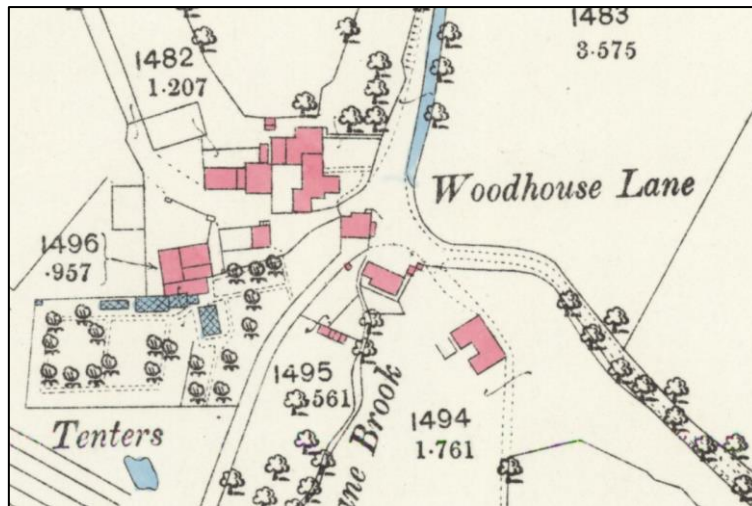


Figure 6: Extract from Historic OS Mapping Published in 1893 (Surveyed in 1890)

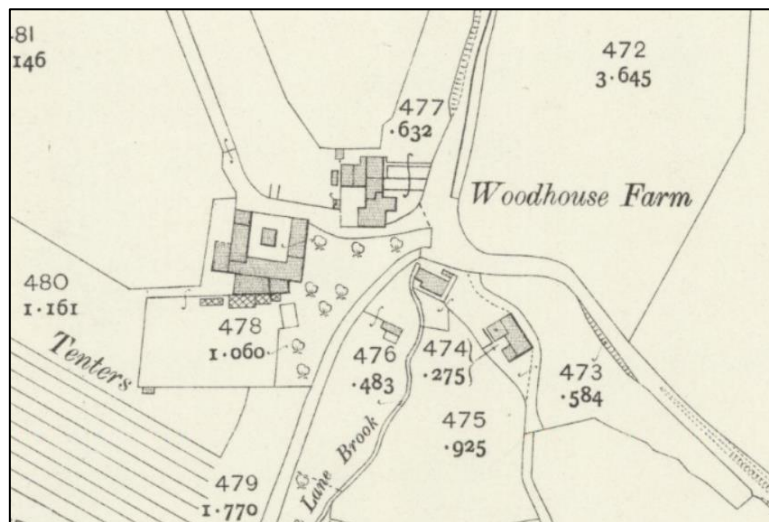


Figure 7: Extract from Historic OS Mapping Published in 1910 (Surveyed in 1908)

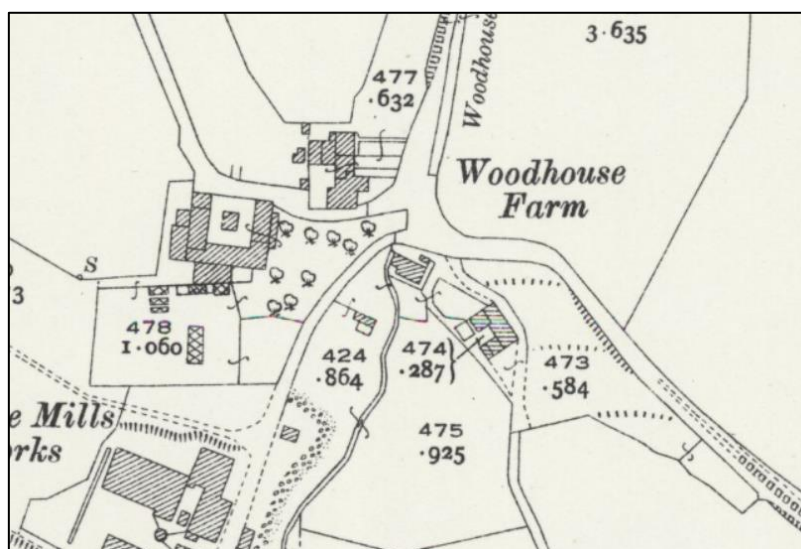


Figure 8: Extract from Historic OS Mapping Published in 1929 (Revised in 1923)

- 6.18 OS Mapping published in 1968 displayed that these listed buildings enjoyed a rural (and likely agricultural) setting in the mid-20th Century. This mapping also displayed the agricultural building on the application site still existed.
- 6.19 However, later in the 20th Century the built-up limits of Rochdale moved closer to these listed buildings, and more modern and suburban residential development is to the east of these heritage assets. Whilst this has somewhat eroded the rural setting of these buildings, mature planting as well as buildings at Shepherds Cottage help to visually separate these designated heritage assets from this more modern residential development (and the application site). More modern agricultural buildings can also be found to the west of these listed buildings today.

Assessment of Significance

- 6.20 The glossary of the NPPF defines ‘significance’ as being:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 6.21 The Historic England CPPG guidance describes a range of inter-related ‘heritage values’ that may be attached to historic places, arranged in four groups:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 6.22 These values can be used to help understand why a place is important to whom and why.

- 6.23 There is clearly an alignment in the ‘values’ set out in Historic England’s CPPG and guidance contained in the NPPF. In this section of the Statement, we shall use the Historic England values for the purposes of assessing the significance of the heritage assets.

- 6.24 An assessment of the significance of each of the three nearby listed buildings in terms of the values outlined in paragraph 6.21, is summarised in the table below:

Designated Asset	Significance
Woodhouse, East Cottage and Attached Cottages	<u>Aesthetic Value</u>: Medium. An attractive cottage building. More specifically, it appears that the original building of Woodhouse was built for a person of some wealth given some of the architectural detailing such as kneelers and ball finials, together with moulded cornices to the chimney stacks. In contrast, the later cottages are much smaller and humble in design, although they exhibit features of interest, such as decorated hood moulds to some windows. <u>Historical Value</u>: Medium Illustrative. The original aspect of the building was built in the 1709 and as noted appears to have been built for a person of some wealth. The rest of the cottage appears to be humbler and is typical of cottages from the time. <u>Communal Value</u>: Low. The aesthetics of the building may be popular with local people and passers-by, but apart from this there are unlikely to be any communal associations with this use. <u>Evidential Value</u>: Low. Whilst the original part of the building dates back from the early 18th Century, it is considered that the building is unlikely to yield much evidence about past human activity. <u>Overall Assessment</u>: Medium. A charming cottage, part of which dates back to 1709 and contains relatively ornate detailing.
Woodhouse Farm Foldyard Midden	<u>Aesthetic Value</u>: Low. A charming traditional vernacular farmyard building, which has been compromised by recent additions, including concrete plinths and timber boarding. <u>Historical Value</u>: Medium illustrative. Whilst only late 20th Century, allows for a good understanding of past agricultural practices. <u>Communal Value</u>: Low. There are unlikely to be any communal associations with this use. <u>Evidential Value</u>: Low. Late 20th Century agricultural development. <u>Overall Assessment</u>: Medium. Whilst unremarkable, it is an attractive building of medium illustrative value.
Woodhouse Farm Foldyard Buildings	<u>Aesthetic Value</u>: Medium. An attractive traditional vernacular farmyard building, which has an unfortunate haphazard lean-to extension to the east side. <u>Historical Value</u>: Medium. Medium illustrative. Whilst only late 20th Century, allows for a good understanding of past agricultural practices. <u>Communal Value</u>: Low. There are unlikely to be any communal associations with this use. <u>Evidential Value</u>: Low. Late 20th Century agricultural development. <u>Overall Assessment</u>: Medium. Whilst unremarkable, it is an attractive building of medium illustrative value.

Assessment of the Proposed Development

- 6.25 As noted above, relatively modern suburban residential development has extended the built-up settlement limits of Rochdale further to the north west, running up to these three listed buildings. Thus, the rural setting of these buildings enjoyed to the east, which would've further helped to understand the history of these buildings, has been somewhat eroded by this modern residential development.
- 6.26 The application site comprises the most northerly section of the residential curtilage of No.26 Falcon Close and the north east boundary of the site is adjacent to the highway of Woodhouse Lane. Thus, the application site already forms part of the relatively modern residential development to the east of these listed buildings. The site is also some distance from these listed buildings, and mature planting and buildings at Shepherds Cottage help to visually separate these designated heritage assets from the site. As a consequence of this, it is considered that a sensitively designed residential development at the site will not harmfully impact the setting of these listed buildings, and will thereby prevent harm to the significance of these designated heritage assets.
- 6.27 It is acknowledged that the east section of Woodhouse Lane comprises more traditional buildings fronting this highway and it is considered that the development on the site will be read more as a part of this streetscene. As a consequence, the development has been designed to sympathetically integrate with this traditional development, whilst also harmonising with the modern residential development.
- 6.28 Of note, the proposed dwellings are set slightly back from Woodhouse Lane, and address this highway, similar to Shepherds Cottage and the Woodhouse Farm Cottages.
- 6.29 The dwellings will also be 1 ½ storey in height, closely reflecting the height of the majority of the properties on Falcon Close, and will not appear out of scale with the traditional buildings at the eastern part of Woodhouse Lane.
- 6.30 The footprint of the building will not be out of keeping with the locality, and the form will not be overly-complicated like the more traditional properties along Woodhouse Lane.
- 6.31 Careful consideration has also been given to the landscaping. Replacement natural stone walls are proposed to the front of site to reflect the boundary treatment found along this part of Woodhouse Lane. Hard surfacing will not dominate the property frontage and external paving will use sympathetic materials. Planting will also help to soften the site frontage.
- 6.32 Given the above, it is concluded that the proposed development will prevent any harm to the significance of the nearby Grade II listed buildings.

Heritage Conclusions

6.33 The proposed development gives regard to the three Grade II listed buildings within the vicinity of site, and the dwellings are sensitively designed so as to prevent any harm to the significance of these designated heritage assets. As a consequence, public benefits do not need to be argued in this instance. Nonetheless, the development will provide a number of public benefits, including:

- The proposal will make a modest contribution to local housing need and growth, and it will better utilise this land which is supported by Government guidance contained within Paragraph 124 of the NPPF.
- The provision of housing in a sustainable urban location which has good access to public transport and services.
- The proposal will provide high value housing in the north of the Borough, which is supported by Policy C3 of the CS given there is a need for such development.

6.34 Thus, the proposed development is considered to be in accordance with Section 16 of the NPPF and Policy P2 of the CS.

7 CONCLUSION

- 7.1 This application seeks planning permission for the demolition of a garage and the erection of 2 no. detached dwellings at Land at 26 Falcon Close, Norden, Rochdale. This Statement explains the proposal and its merits in relation to the premises and material planning issues.
- 7.2 The principle of the residential development at the site is considered acceptable. The development is proposed within a sustainable location within a Defined Urban Area of Rochdale.
- 7.3 The proposed development will integrate sympathetically with the existing development within the locality and will not cause detrimental harm to the character and appearance of the area. The proposal is not considered to have an undue impact upon the amenity of neighbouring occupiers and will provide an acceptable standard of amenity for proposed occupiers. In addition, the proposal is not considered to have any significant detrimental impacts upon highways safety, flooding risk, biodiversity, trees or climate change. Further to this, the proposal will not cause any harm to heritage assets.
- 7.4 There are also considered to be a number of public benefits with the proposal which are material to the consideration of the application. Of note, the proposal will make a modest contribution to local housing need and growth, and it will better utilise this land which is supported by Government guidance contained within Paragraph 124 of the NPPF. The housing will also be provided in a sustainable urban location which has good access to public transport and services. In addition to this, the proposal will provide high value housing in the north of the Borough, which is supported by Policy C3 of the CS given there is a need for such development.
- 7.5 In summary, the proposal is considered to constitute sustainable development and comply with the relevant Policies within the Development Plan, supplementary planning documents and the Government guidance contained in the NPPF. There are no other material considerations that would suggest permission ought not to be granted.

8 APPENDICES

Appendix A: Site Photographs



Side/North East and Rear/North West Elevations of No.26 Falcon Close



Habitable Room at North West Corner of No.26 Falcon Close Which is Served by 2 Windows



Garden to Side/North East (the Site) of No.26 Falcon Close



Garden to Rear/North West of No.26 Falcon Close



Properties to North East of Site on Nordale Park when Viewed from Woodhouse Lane



View from Woodhouse Lane to Front of the Site, Facing North West



View of Site from Falcon Close



View of Site from Public Right of Way to the South East Side of the Site



View of No's. 22 and 24 Falcon Close from Public Right of Way to the South East Side of the Site

Appendix B: Formal Pre-Application Response from Rochdale Borough Council (LPA Ref: PREAPP/00105/23) and Site Layout Plan Supporting this Pre-Advice Request



ROCHDALE
BOROUGH COUNCIL

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT

Melanie Hale

Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Enquiries to: Rosalind Gralton

Web: www.rochdale.gov.uk

Email:

Rosalind.gralton@rochdale.gov.uk

Direct Line: 01706 925717

Malcolm Percy

Building Design And Planning Consultancy

5 Newark Place

Henhull

CW5 6XY

BY EMAIL ONLY

Reference: PREAPP/00105/23

Date: 23rd January 2024

Dear Mr Percy

Reference No:	PREAPP/00105/23
Proposal:	Erection of 2 detached dwellings
Location:	Land At 26 Falcon Close, Rochdale, OL12 7RY

I write in reference to your request for pre-application planning advice for the erection of 2 detached dwellings (Class C3).

A site location plan, proposed site plan, basic proposed elevations, a number of photos showing the site, and a covering letter have been submitted.

Proposed development

Advice is sought for the erection of two, two storey detached residential dwellinghouses (Class C3), with access from Woodhouse Lane to the north east, and provide off street parking.

Development Plan

The Development Plan for Rochdale consists of the Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. Other material considerations include, amongst other things, Supplementary Planning Documents (SPDs), Development Plan Documents (DPDs), the Greater Manchester Joint Minerals Plan, the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the draft Places for Everyone (PFE).

Site and surroundings

The site is located within the defined urban area, and is located on the edge of a greenspace corridor which provides a buffer between the defined urban area and the Green Belt, less than 50m north of the site. The site is a short distance away from three listed buildings; Woodhouse Cottages, Woodhouse Farm Foldyard Buildings and Woodhouse Farm Foldyard Midden, all Grade II listed. Woodhouse Lane, where the site access is proposed, is an unclassified road, characterised by a narrow lane with tall, verdant hedging on one side, and a boundary wall with trees. The rear elevations and gardens of properties along Nordale Park face onto Woodhouse Lane, and the



site is located on a bend in the road, as it sways left toward Shepherd's Cottage.

The planning statement explains total site area is 0.2ha of land, and would be located within the residential curtilage of no 26 Falcon Close; a detached property with a large garden which the application relates to the north-eastern side of.

There are no trees subject to a Tree Preservation Order within the vicinity of the site, however it is noted that streetview images show multiple trees on the site of the proposed development.

Review of the Proposal

Principle of Development

The site is located within the Defined Urban Area, as designated under the Proposals Map of the UDP. New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The site is not previously developed land.

The latest published information suggests that the Council can demonstrate more than a six year supply of housing land based on the Core Strategy target; however this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

No preliminary ecology assessment, arboricultural impact assessment, or habitat regulation assessment been submitted. Therefore, the impact of the proposal on the arboricultural, ecological and habitat in this location cannot be determined at this stage.

In principle, the proposal is likely to be considered acceptable. Any development proposals on the site would also be assessed in terms of all other relevant material planning considerations, as follows.

Heritage

Paragraph 200 of the NPPF states *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

Paragraph 201 continues *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

Rochdale CS Policy P2 relates to protecting and enhancing character, landscape and heritage, stating it will protect the borough's heritage by *'conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including*



consideration of their wider settings.'

The proposal site is located approximately 60m away from three Listed Buildings; Woodhouse Cottages, Woodhouse Farm Foldyard Buildings and Woodhouse Farm Foldyard Midden, all Grade II listed. The Council's Conservation Officer has been consulted and has advised that development on this site has the potential to affect the setting of these listed buildings. As such, a Heritage Statement would be required in the event of a planning application to be submitted in order to comply with the NPPF guidance. Consideration should be taken to the adjacent heritage assets when considering design of the proposed building and proposed landscaping, including proposed boundary treatment detail and external paving.

Visual Amenity of the proposal

In relation to design of any proposal, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The National Design Guide references the scale, appearance materiality and detailing of buildings as key components for well-designed places, and states that well-designed places are based on a sound understanding of the features of the site and the surrounding context. The Building for a Healthy Life guidance document encourages the use of positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials to reflect local character. Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.

26 Falcon Close is a part single, part two storey property within a quiet cul-de-sac location characterised by similar one and a half storey properties. In contrast, properties in Nordale Park, to the east are characterised by two storey properties. Woodhouse Lane is made up of two reasonable identifiable character areas; with buildings constructed with a 70s/80s style, to the south and east, while traditional stone buildings, including listed Woodhouse Cottages to the east. The proposal site, a parcel of the residential garden of No 26, would be accessed from Woodhouse Lane, and form part of a separate streetscene. On approach to the site from the south, the lane has multiple single storey and one and half storey dwellinghouses, while buildings which are set in further away from the highway, typically benefit from a two storey scale.

Limited design details of the proposed dwellings have been submitted however it is indicated the scale would be two storey. Two dwellings are proposed with car parking spaces, driveways, associated hardstanding and private rear gardens. Some details are provided in relation to materials including 'natural stone/render finish to external walls' and 'blue slate appearance concrete roof tiles'.

Regard should be given to the scale and character of nearby properties, materials should be sensitive to properties toward the east of Woodhouse Lane, given their close proximity to the application site. The properties facing onto Woodhouse Lane, while both detached, would be viewed as a pair, and therefore the design proposed should seek to complement each other and read well both together as well as part of the wider streetscene of Woodhouse Lane. A high quality of detailing should be provided,



including deep window reveals, brick detailing, stone lintels and windowsills. Landscaping, including boundary treatment and external surfaces such as permeable paving, should be considered at an early stage of the design.

In the absence of details such as a landscaping plan and detailed elevations, the Council have minimal comments to make. It is noted a number of trees currently on the site, for which an Arboricultural Impact Assessment has not been sought. The site is currently a residential garden which has not been developed upon and therefore a preliminary ecological appraisal is required.

Residential and Occupier Amenity

Core Strategy Policy DM1 requires, amongst other things, that development proposals are compatible with surrounding land uses and that they do not adversely affect the amenity of residents.

Paragraph 130 of the NPPF states *'Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Section 4 of the Guidelines and Standards for Residential Development SPD (Adopted June 2016) relates to 'New Residential Development'. In particular, paragraph 4.1 details the minimum space standards relating to all new residential development, in respect of residential and occupier amenity.

National Space Standards (DLUHC, adopted 2015) should be referred to in relation to internal space and ensuring occupier amenity, to ensure a high quality of design and living is maintained for occupiers. Link to the guidance is provided below:

[Technical housing standards – nationally described space standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/technical-housing-standards)

A schedule should be included within any future planning application to demonstrate compliance with the space standards as linked above.

In relation to minimum distances from the proposed dwelling and windows to neighbouring properties, the Council's Residential Development Guidance SPD states within Section 4.1:

'Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings. The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);*
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).'*



It is noted that Plot 1 would maintain a 19m distance to side elevation of the nearest one storey structure at Shepherds Cottage, 13m distance to the rear boundary of the plot's curtilage, 14m to the side elevation of No 26 Falcon Close. Plot 2 would maintain a 21m distance to the rear elevation of 24 Falcon Close, 14m distance to the side elevation of No 26 and a 3m distance would be located between the properties at Plot 1 and 2. It is noted on the proposed elevations, no habitable rooms are indicated on both side elevations. From an overlooking perspective, this would likely be considered acceptable. However for the habitable room windows, both the appearance of the building, as well as landscaping and boundary treatment should be sensitively designed in order to screen the appearance of a blank side gable, in order to reduce the appearance of a flat, monotonous elevation.

Highways

The Council's Highway's Engineers have been consulted as part of the application and their comments are enclosed within Appendix A. Some concerns are raised regarding the access to the site during construction, and a dilapidation survey would likely be secured as a condition to any submitted planning application.

No comments are made in respect of bin storage however this will be required to be shown on plans in any subsequent planning application.

These matters would need to be addressed within any planning application.

Biodiversity Net Gain, Ecology and Landscaping

Planning policy at the national and local level (NPPF and Policies G6 and G7 of the Core Strategy) requires new development to avoid loss or harm to biodiversity in the first instance. No development should result in the net loss of biodiversity or geodiversity and should result in net gain – this will need to be demonstrated. Compensation for loss of biodiversity should be treated as a last resort option; with BNG delivered on-site in the first instance. It has been confirmed that the 10% biodiversity net gain requirement will become mandatory for developers of small sites by April 2024.

The policies above necessitate the protection and enhancement of existing features such as trees, hedges, wooded areas, meadows, flora and fauna and require developments to take opportunities to promote biodiversity and create new habitats using landscaping and building and construction features wherever possible (e.g. ponds, species of vegetation, green roofs and walls, bat boxes, roof space, appropriate nest boxes and landscaping). Any tree loss that cannot be avoided must be compensated for at a ratio of 2:1.

Accordingly a planning application is required to be accompanied by appropriate ecological surveys informed firstly by a preliminary ecological assessment, an arboricultural impact assessment, a biodiversity statement and landscaping details, to demonstrate how biodiversity net gain will be achieved and compliance with the policies above.

Drainage and Flood Risk

The site is not located within a Flood Risk 2 or 3 Zone, and does not require a sequential test as a result. Paving and hardstanding on the site should be permeable, and the landscaping plan should take this into account, as with any surface drainage



plan.

Ground Contamination

The application should be accompanied by a Phase I Site Investigation or Preliminary Risk Assessment to provide an initial assessment of potential land contamination within/adjacent to the site, to demonstrate whether or not the site is suited to a residential use.

If an initial assessment identifies a need for further intrusive investigations or remediation strategy to be required, which is likely, these would be required as part of pre-commencement conditions on any permission unless provided as part of the main application.

Conclusion

The purpose of the pre-application advice is to provide guidance on the principle of the proposed development of a site within the Defined Urban Area for the erection of two dwellings. Based upon the above assessment of the site and relevant local and national planning policy, the principle of proposed residential development (Class C3) would be likely to be accepted. However, insufficient information has been provided to make a full assessment on the proposal against all relevant development management considerations, not limited to but including the proposal's impact on highways, ecology, drainage, arboriculture and design

The Council has given as much of a view on the proposals that is possible at this stage based on the submitted information. Should the applicant wish to submit a planning application; details of submission requirements are listed below.

Validation Requirements

The following reports would be required to accompany a planning application. The Council has adopted a Local Validation List which sets out the expectations of what supporting information should be submitted with a planning application. In respect of the proposed development, the following supporting information should be provided, at a minimum:

- Location Plan to scale 1:1250 showing the direction of north, with the application site clearly edged in red,
- Existing and Proposed site plans to scale 1:200/1:500;
- Existing and Proposed Elevations in full to scale 1:100/1:50;
- Existing and Proposed Floor Plans in full to scale 1:100/1:50;
- Existing and Proposed Street Scene Drawings to scale 1:100/1:50;
- Existing and Proposed Internal Section Drawings to scale 1:100/1:50;
- Proposed Boundary Treatment Elevations in full to scale 1:100/1:50;
- Planning/Design & Access Statement;
- Heritage Statement;
- Phase I Contaminated land risk assessment;
- Landscaping proposals including material details;
- Arboricultural Impact Assessment;
- Arboricultural Method Statement;
- Ecology appraisal and any other surveys as required such as bat survey;
- Biodiversity Net Gain Statement;



- Drainage plan

Please note that any advice provided above is an informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it does not constitute a formal decision of the Council with regard to any future planning applications, which will be subject to wider consultation and publicity, and provides no guarantee of a future decision.

I hope this is of assistance. However, if you have any questions or wish to discuss more detailed proposals prior to formal submission of an application then please do not hesitate to contact me using the details contained at the top of this letter.

Yours Sincerely,

Rosalind Galton

**Rosalind Galton
Planning Officer**



Appendix A: Council's Highways Engineer Consultation Response

We have no objection in principle to this proposal.

The site will not generate any problematic volume of traffic.

Adequate off street parking is proposed.

We do have some concerns regarding access to the site. Whilst we are sure the access is suitable for the use we are concerned the impact the construction traffic will have upon Woodhouse Lane. We will therefore require a dilapidation survey is undertaken of Woodhouse Lane and upon completion of the development repairs are undertaken so the lane is left in the same or better state than its current condition.

We have no road safety concerns regarding this proposal.

No PROW would become obstructed or diverted by this proposal.

We expect refuse collection would be undertaken in much the same way as for other properties on Woodhouse Lane.

We have no objections to the proposals.

Yours sincerely,

John Gillighan WN

Senior Engineer (Highways)

Network Improvement & Development



 01706 924607

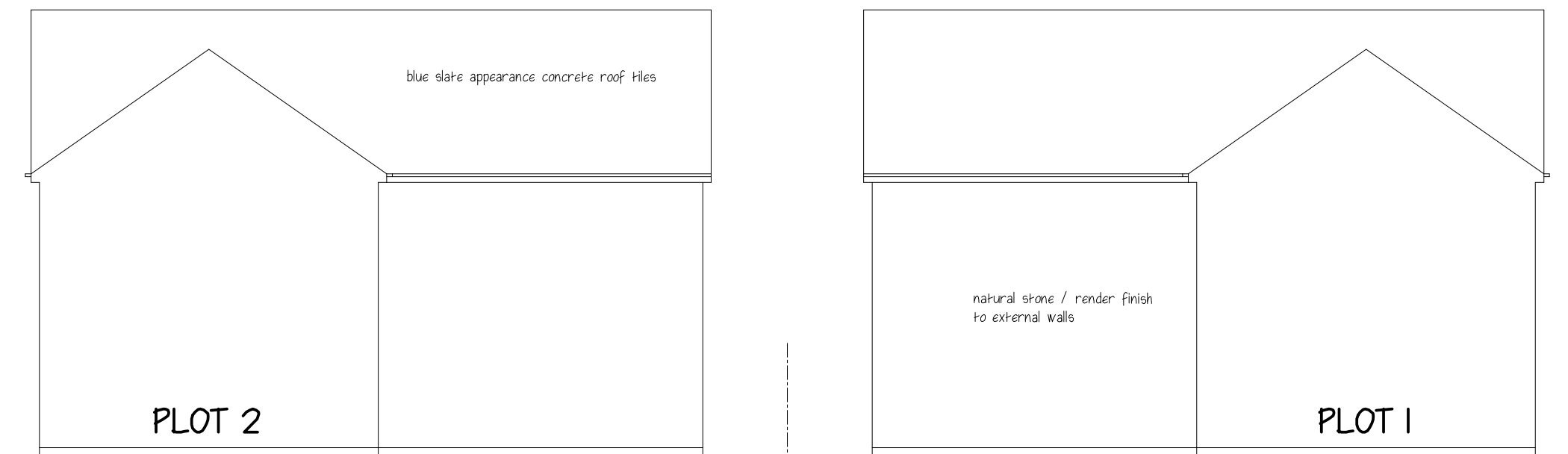
 john.gillighan@rochdale.gov.uk

Rochdale Borough Council
Floor 2, Number One Riverside
Smith Street, Rochdale, OL16 1XU

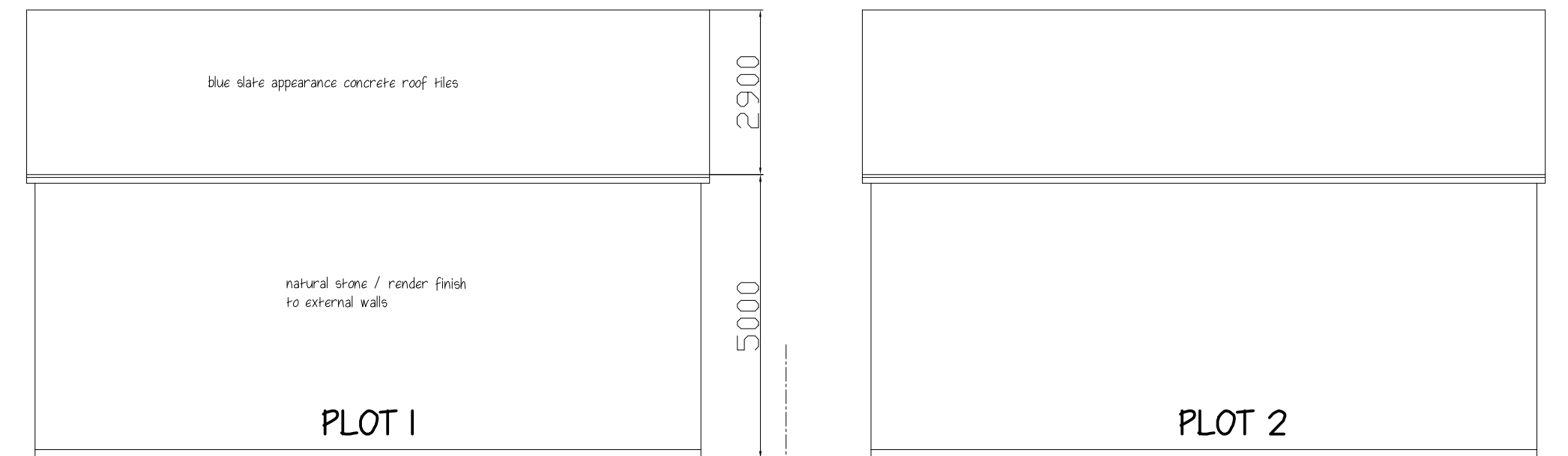
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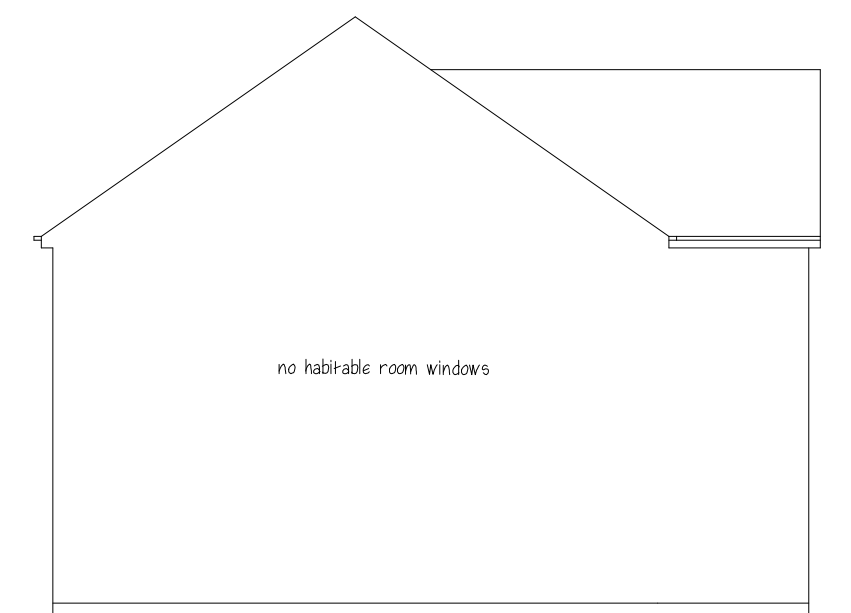
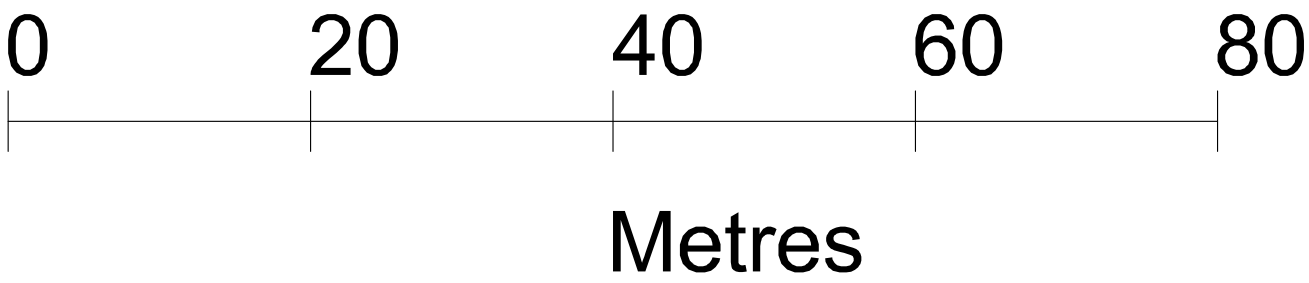
NORTH EAST ELEVATION



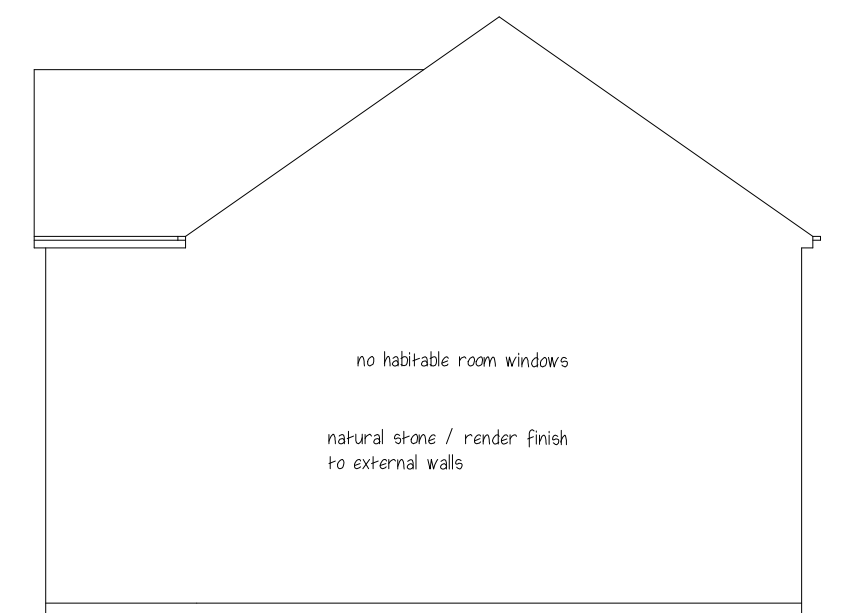
SOUTH WEST ELEVATION



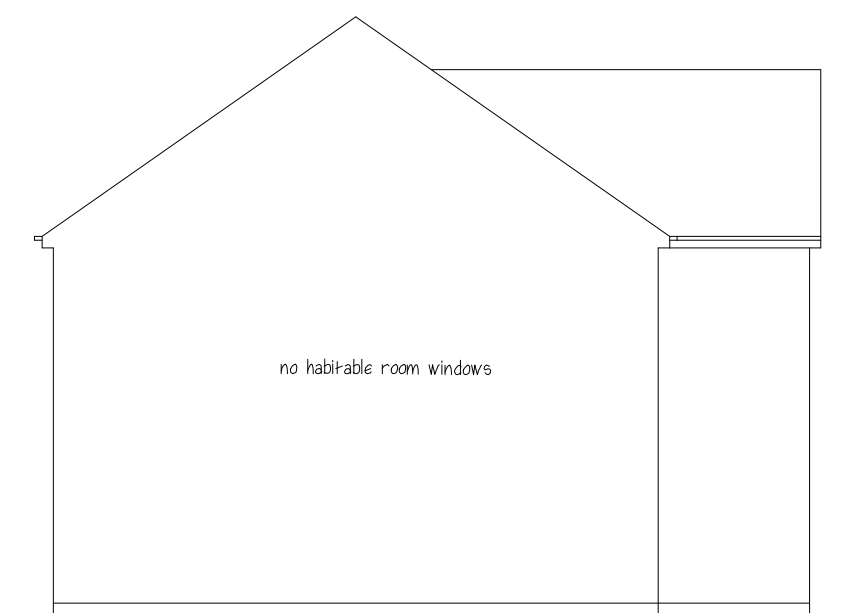
SKETCH SITE LAYOUT - 1:500



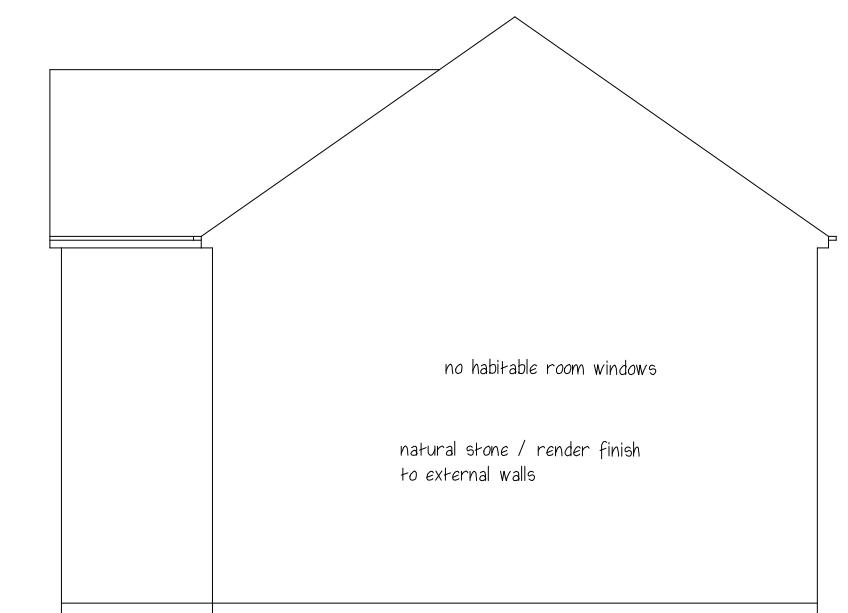
PLOT 2 SOUTH EAST ELEVATION



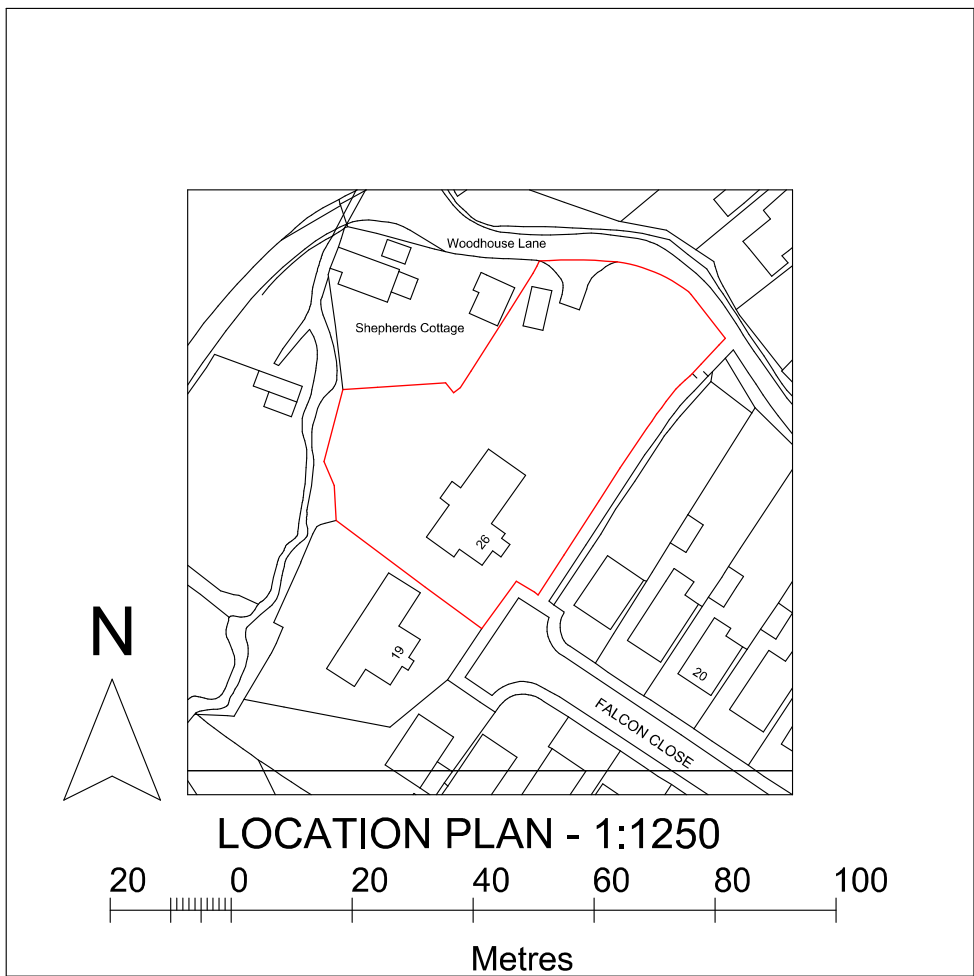
PLOT 1 NORTH WEST ELEVATION



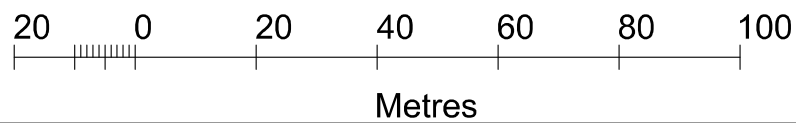
PLOT 1 SOUTH EAST ELEVATION



PLOT 2 NORTH WEST ELEVATION



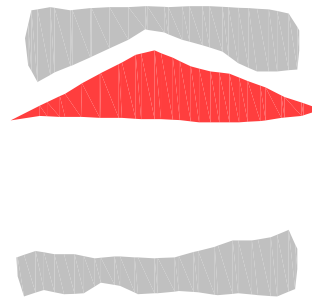
LOCATION PLAN - 1:1250



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E-mail : malcolmpercy@hotmail.com
Mobile : 07802 663325

BUILDING DESIGN
AND PLANNING

Consultancy



PROJECT ERECTION OF TWO DETACHED DWELLINGS,
LAND NORTH EAST OF 26 FALCON CLOSE,
NORDEN, ROCHDALE, OL12 7RY.

CLIENT FAIRWAY BRC.

TITLE LOCATION PLAN, SKETCH SITE PLAN & ELEVATIONS.

DATE
Nov. 2023

SCALE
1:100 & 1:500
@ A1

DRAWN BY
mbjp

DRAWING NO.
2323.01

REVISION

