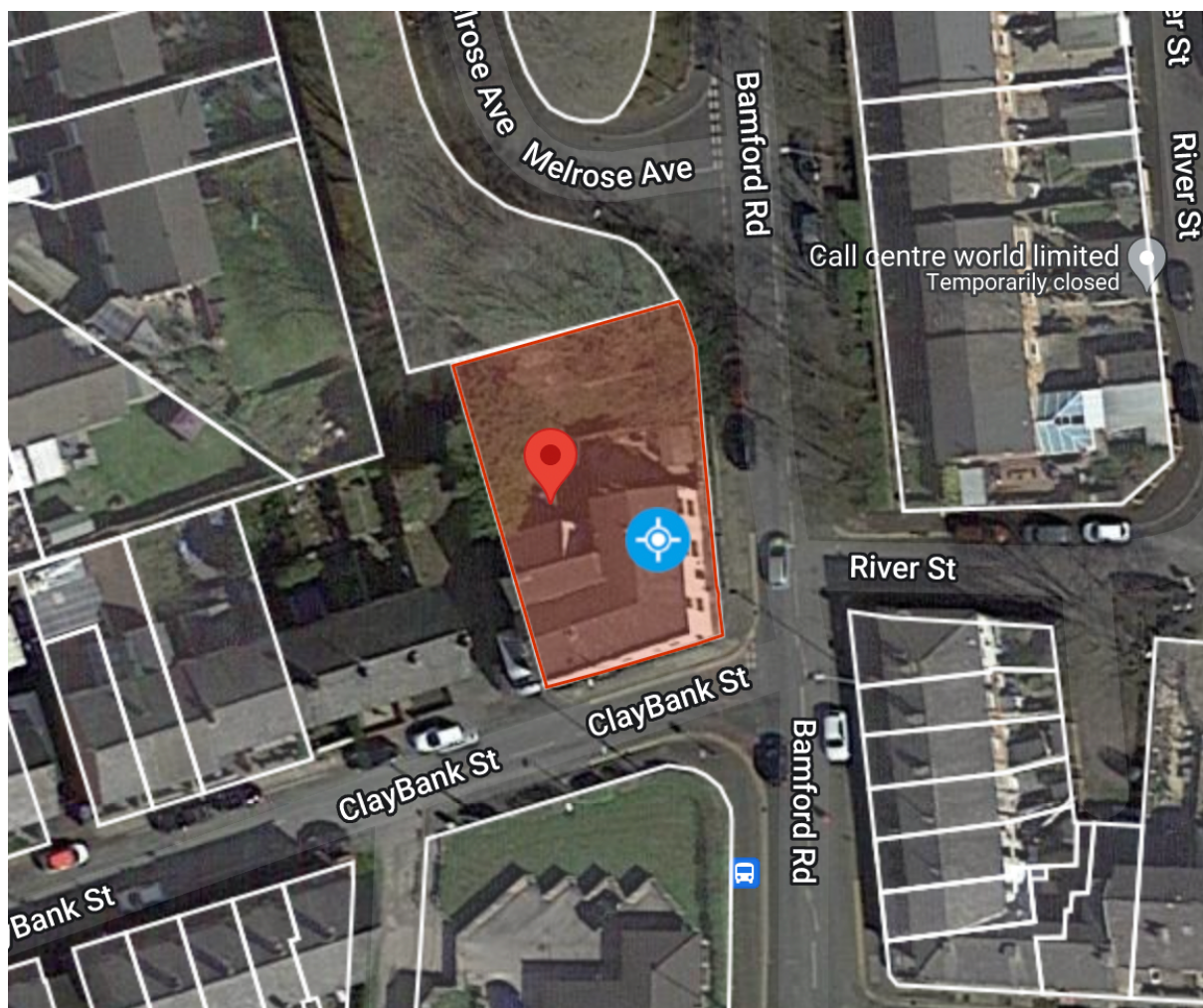


Planning Statement

Site: 143 Bamford Road Heywood OL10 4AA

Proposal: Conversion of Single dwelling 8 bed dwelling into two 3 bed dwellings.

Client: Aspire Property Group



Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

Site

Site Information

Consultant	Visionary Planning Uk
Client	Aspire Property Group
Site Address	143 Bamford Road Heywood OL10 4AA
LA	Rochdale LPA
Description of Development	Conversion of single dwelling into 2 dwellings
Pathway	Full application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	None known

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

Tree Preservation Order	None known
Heritage Assets	None
Noise Abatement Areas	None known
Explosive Hazard Areas	Unknown
Area of Outstanding Natural Beauty	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Local Policy Requirements

Local Plan/Core Strategy

Rochdale Core Strategy Oct 2016

Rochdale Borough June 2006

Guidelines & Standards for Residential Development SPD
Adopted June 2016

The Rochdale Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:

SO2 Creating successful and healthy communities
C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
SO3 Improving design, image and quality of place P3
Improving design of new development
SO4 Promoting a Greener Environment G6 Enhancing Green Infrastructure
G8 Managing water resources and flood risk
G9 Reducing the impact of pollution, contamination and land instability
SO5 Improving accessibility and delivering sustainable transport
T2 Improving accessibility
DM1 General development requirements
SD1 Delivering sustainable development
Unitary Development Plan (UDP):
G/D/1 Defined Urban Area
EM/7 Development and Flood Risk
EM/8 Protection of Surface and Ground Water

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

G/D/1 Defined Urban Area
EM/7 Development and Flood Risk
EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)

Affordable Housing (March 2008)

Provision of Recreational Open Space in New Housing (March 2008 – updated February 2017)

Residential Design Guide (September 2007)

National Planning Policy Framework 2019 (NPPF)

Section 2. Achieving sustainable development
Section 5. Delivering a sufficient supply of homes
Section 9. Promoting sustainable transport
Section 11. Making effective use of land
Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change
Section 15. Conserving and enhancing the natural environment

Planning History

143 Bamford Road, Heywood, OL10 4AA		
Year	Reference	Description
2021	21/00331/FUL - Refuse	Change of use from dwelling (Class C3) to 9-bed House in Multiple Occupation (sui generis) including alterations to front elevation, 1.8m high boundary fencing and cycle store

Nearby

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

September 2023

Report Date

Introduction

Site and Surroundings

1.1 The site comprises a two-storey semi-detached property sited on a corner plot between Clay Bank Street and Bamford Road 600m north of Heywood town centre. The property dates from the mid-late 19th century, historically comprising two separate dwellings which have more recently been amalgamated to form a single 4 bedroom dwelling.

1.2 The property fronts Clay Bank Street and adjoins to no.145 Bamford Road to the east, which wraps around the junction to front Bamford Road. A grassed area exists between the application property and no.6 Clay Bank Road, the adjacent dwelling to the west. However, the site has no garden and historically never has had any private amenity space.

1.3 The proposal seeks to convert the single dwelling back into 2 x 3bed dwellings. The history of when the property was converted into one dwelling is not known but it was originally two dwellings.

1.4 The application property comprises a four-bedroom C3 use dwellinghouse, adjoining to no.145 Bamford Road, another C3 use dwellinghouse to the east. Due to the arrangement of the two properties, the application property wraps around the adjoining neighbour to the south and east of the property. Similarly, the private garden of no.145 adjoins the garden of the application property to two sides. However, it is within easy walking distance of Haywood Park and Sports Centre.

1.5 The site is also in a sustainable location and only one minutes walk to the closest bus stop and 0.4 miles to the nearest Morrison's Supermarket.

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

1.6 The site is located within the Defined Urban Area and sustainably located close to the town centre.

2.0 National Planning Policy Framework (In precis format where applicable).

2.1 Chapter 2 – Achieving sustainable development states that the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are 3 overarching objectives, which are independent and need to be pursued in mutually supportive ways, those being, economic, social and environmental.

2.2 Para 11 states that plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

The presumption in favour of sustainable development

Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.3 The NPPF in Chapter 5 – **Delivering a sufficient supply of homes** goes on to say:

60. 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.

61. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

2.4 Chapter 11 **Making effective use of land** states:

119. Planning policies and 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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

120. Planning policies and decisions should:

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

2.5 Chapter 12 Para 130 of the NPPF **Achieving Well Designed Places** sets out the way planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- 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.

2.7 Chapter 8 **Promoting healthy and safe communities** states:

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

2.8 Planning for climate change Paragraphs 152-153 of the NPPF state:

152. 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.

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

154. New development should be planned for in ways that:

a) avoid increased vulnerability to the range of impacts arising from climate change.

When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and

b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers. In line with the objectives and provisions of the Climate Change Act 2008.

157. In determining planning applications, local planning authorities should expect new development to minimise energy consumption.

The proposal is compliant with NPPF Policies

2.9 Local Plan Policies

2.10 SO1 - To deliver a more prosperous economy by:

3. Establishing strong thriving attractive town centres, particularly Rochdale town centre;
4. Ensuring good transport accessibility to jobs and markets within and beyond Greater Manchester;

2.11 SO2 - To create successful and healthy communities by:

1. Delivering sufficient housing to meet demand;
2. Improving the range of housing to meet everyone's needs and aspirations, including affordable housing and more high value housing;
3. Creating well designed desirable housing areas to retain and attract residents;
4. Focusing housing growth where it helps to deliver regeneration and economic growth (e.g. inner areas and deprived housing estates);
5. Ensuring that new housing is supported by community facilities, service infrastructure, open space etc.;

2.11.1 The proposal will provide an extra housing unit which overall, will contribute to the greater housing deficit number.

2.12 SO3 - To improve design, image and quality of place

To do this we will focus on:

1. Raising design quality and promoting sustainable developments;
2. Improving gateways into the borough and main transport corridors to improve the image of the borough;
4. Creating new identity and character where it is lacking (e.g. inner areas and road corridors).

2.13 There will be no changes to the overall elevations as the majority will be internally therefore the design will remain as is.

2.14 SO4 - To promote a greener environment states:

1. Minimising Rochdale's contribution to climate change and mitigating and adapting to its adverse effects;
2. Ensuring in particular that development is energy efficient and contributes to carbon reduction;
3. Reducing the likelihood of flooding through appropriate flood risk management, especially in Rochdale town centre and parts of Littleborough and Heywood;

2.15 The conversion will ensure better energy efficiency and carbon reduction by providing a more efficient heating system than currently exists.

2.16 The site lies within Flood zone 1 and the conversion is highly unlikely to create any adverse impact on any localised flooding.

2.17 G8 - Managing water resources and flood risk

- g. The incorporation of measures for the conservation of water to minimise potable water consumption, including rainwater collection measures, which should be integral to the design of buildings and spaces;
- h. Development that does not directly or indirectly lead to pollution of existing water resources such as watercourses and groundwater or the derogation of the quantity of groundwater;
- i. The incorporation of measures to improve water quality;

2.18 The proposal will not directly or indirectly lead to pollution of existing water resources.

2.19 T2 - Improving accessibility states:

We 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 for travel and effective provision for cyclists, pedestrians and people with impaired mobility. Development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities. Transport improvements will focus access to priority regeneration areas, e.g. town centres, housing regeneration areas and economic growth corridors. We will do this by:

2.20 The property is situated in a highly sustainable location where the need for a car is minimised by the proximity of buses and approximately only 10 minutes walk from Haywood Town Centre.

2.21 DM1 - General development requirements

All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- a. Are of high quality design and take the opportunity to enhance the quality of the area;
- b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents /users;
- c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
- d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- h. Minimise opportunities for crime against people or property;
- i. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity.

2.22 There will be no external work undertaken to the property so the design will not change fundamentally from what exists at the moment,

2.23 There will be minimal impact upon the surrounding areas as the use is not changing and it is surrounded by residential properties. There will be no impacts of noise, dust, light and odour pollution where such mitigation is identified as being necessary.

2.24 SD1 - Delivering sustainable development

2.25 It is considered that the proposal comprises sustainable development situated in a sustainable location. There is no change of use, the site will remain C3.

2.26 G/D/1 Defined Urban Area.

2.27 In line with the Plan's Objectives and Spatial Strategy, the Council wishes to ensure that new development, wherever possible and appropriate, is concentrated within the urban area in order to support urban regeneration and to protect the countryside.

2.28 The site lies within the Urban Area and is residential C3 in line with the policy.

3.0 Principle of Development analysis

3.1 The site is located within the Defined Urban Area and sustainably located close to the town centre. The development is considered acceptable in principle by the analysis below.

3.2 In the **DC Guidelines & Standards for Residential Development SPD, Adopted June 2016** it states:

Subdivision of dwellings

4.11 Where older properties have fallen into disrepair, sub-division into smaller units is often the best means of bringing such properties back into effective use. Such proposals can also help to meet particular housing needs by providing low cost accommodation, for example, for single people.

4.12 However, the subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems. Large detached dwellings are generally more suitable for sub-division into smaller units; terraced properties, unless large, are less suited to this form of development because of noise transmission through party walls and the likelihood that any on-street parking problems which may exist will be compounded.

4.13 The property dates from the mid-late 19th century, historically comprising two separate dwellings which have more recently been amalgamated to form a single 4 bedroom dwelling. The proposal seeks to convert it back into 2 smaller dwellings as originally built.

4.14 The very nature of the original dwelling and street means there is on road parking and not off road within the curtilage of the dwelling/s. However, the site is highly sustainable and within walking distance of amenities.

4.15 It is highly unlikely to generate any additional traffic as the amount of bedrooms remains the same whether in one residential unit or as two residential units.

4.16 Impact on Character and Appearance

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The works necessary for the conversion of the property into two dwellings predominantly relate to internal works.

The majority of works are confined to the rear curtilage and as such, are screened by virtue of the siting of the existing building with limited impact to the character and appearance of the area.

Overall, it is considered that the proposal would result in a satisfactory standard of visual amenity and would accord with the aims of Policy DM1 of the adopted Core Strategy, the SPD and the NPPF. (Officer report May 2021 Application 21/00331/FUL).

4.17 Amenity

Policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The National Planning Policy Framework requires development to achieve a high standard of amenity for existing and future users. The “Guidelines and Standards for Residential Development” SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents and future occupiers. (Officer report May 2021 Application 21/00331/FUL)

4.18 It is considered that the proposal is compliant. Whilst it is acknowledged that there is a lack of private amenity space whether the dwelling was one or two the lack of amenity space remains the same. Furthermore, it is within easy walking distance of Haywood Park where there is a wealth of open space to enjoy.

4.19 Noise and Disturbance

With regards to the subdivision of dwellings, or conversion into a HMO, paragraph 4.12 of the SPD states:

“The subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems. Large detached dwellings are generally more suitable for sub-division into smaller units; terraced properties, unless large, are less suited to this form of development because of noise transmission through party walls and the likelihood that any on-street parking problems which may exist will be compounded.”

Helen Morris Ruffle. M.A. M.R.T.P.I. Trevean, 2 Penmelen, Camelford, Cornwall. PL32 9UH 07729389847
info@visionaryplanninguk.com www.visionaryplanninguk.com

4.20 The application property comprises a four-bedroom C3 use dwellinghouse, adjoining to no.145 Bamford Road, another C3 use dwellinghouse to the east. Due to the arrangement of the two properties, the application property wraps around the adjoining neighbour to the south and east of the property. Similarly, the private garden of no.145 adjoins the garden of the application property to two sides. The proposed change of use would not constitute an intensification of the site, as the number of bedrooms would remain unchanged as would the occupancy level of each property.

As such, it is expected that the proposal would not result in more frequent comings and goings of people to the site as two units than it would as one single unit.

4.21 Privacy

It is not considered that there will be any negative impact with regards to a loss of privacy as the proposal would not introduce any direct facing upper floor windows, and would not offer any unacceptable vantage points into surrounding garden areas.

4.22 Occupier Amenity

The proposal would provide adequate light and outlook for all habitable rooms.

4.23 Highways

The application site is situated at the junction of Bamford Road and Clay Bank Street, with double yellow lines restricting on-street parking to the front of the building due to its proximity to the junction of a classified road. Dwellings on Clay Bank Street are predominantly 18th Century terraced properties, without dedicated off-street provisions, and occupants therefore rely on on-street parking.

4.24 The site is sustainably located, approximately 10 minutes on foot from Heywood Town Centre, and is considered to be in a highly sustainable location.

4.25 As the proposal does not intensify the use, whether it is in one residential unit or 2 as the number of bedrooms remains the same, it is not considered that the proposal is detrimental to highway safety and therefore accords with Core Strategy Policy T2 and the NPPF.

4.26 Drainage

Paragraph 155 of the NPPF 2018 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.

The site lies within the Heywood Critical Drainage Area. The application does not include any extensions of the property and it is not considered that surface run-off would be increased as a result of any works.

4.267 Ecology

There are no ecological concerns with the proposal where the application relates predominantly to internal works to facilitate a change of use to from a single dwelling into two dwellings. There will be no ecological impact arising from the proposal.

5.0 Conclusions

5.1 It is considered that this proposal accords with the aforementioned policy and that the subdivision of the single 8 bed dwelling into its original format of two 3 bed

dwellings is acceptable. Bike and bin storage is provided as indicated on the submitted plans.

5.2 It is hoped that this application submission will receive a positive response.

Helen Morris-Ruffle M.A. M.R.T.P.I. BIAC