

Planning Statement

Existing detached residential workshop conversion to a single dwelling to the west of 52-56 Stakehill Lane, Middleton, M24 2RU

1. Introduction

- 1.1. This statement has been prepared to accompany the application for a proposed residential workshop conversion to a single dwelling

2. Site

- 2.1. The site is now classed as Urban Area as mentioned in Places For Everyone Joint Development Plan
- 2.2. Residential workshop is located within the curtilage of 52-56 Stakehill Lane.
- 2.3. 50 Stakehill lane can be accessed via an entrance located further down Stakehill lane with 4 allocated car parking spaces.
- 2.4. The site has a private car park which can be used by the residents living within 52-56 Stakehill Lane. The current car parking capacity consists of 6 spaces. 2 spaces have been allocated for No.52, 1 space allocated for No.54 (one bedroom apartment), 1 space allocated for No.56 (one bedroom apartment) and the remaining 2 spaces can be allocated for the proposal.

3. Use

- 3.1. The building currently functions as a residential workshop. The proposal includes converting the residential workshop into a single dwelling.

4. Proposal Description (Layout and Size)

- 4.1. 3-bedroom bungalow featuring a bedroom with ensuite shower room, a separate shared bathroom, dedicated storage space, and an expansive open-plan kitchen, dining, and lounge. Sanitary facilities will be connected to the existing foul drains within the site, a soakaway system will be provided within the garden area for surface water drains.
- 4.2. Gross internal floor area 80.5 square metre.
- 4.3. Internal floor area per room: bedroom 1 = 11.3m², bedroom 1 en-suite = 4.1m², bedroom 2 & 3 = 12.2m², hallway = 10.2m², storage 1.5m², bathroom = 4.6m², open-plan kitchen/diner/living = 24.2m².
- 4.4. Ridge height 4.53m.

5. Landscaping

- 5.1. The site comprises of a tarmac finish. The rear garden space will compromise of paving and turfed lawn.

6. Appearance

- 6.1. The existing structure features red facing brickwork with black painted timber windows. The proposed conversion will maintain the architectural integrity of the building while introducing high-quality painted timber doors. The development will incorporate carefully designed painted timber infill panels, which will be installed within the existing residential workshop openings to create a seamless transition to residential use.

7. Access

- 7.1. Access to the development would be via Stakehill Lane, which runs from the junction with Thornham Lane to the north to the junction with Rough Lane and Boarshaw Lane to the south. The lane is unadopted, and

in places unmade, from the junction with Finlan Road to its terminus to the south and this extent is also largely single track.

- 7.2. A development of this size and nature will not have a significant negative impact upon road safety or the existing local highway network. Stakehill Lane currently serves as an access road, a significant intensification of vehicles accessing Stakehill Lane will not occur from this development. Therefore, there would be no capacity issues due to the approval of this residential development. No new access to the highway will be created by this development.
- 7.3. The existing private driveway will serve the development utilising the existing gated access point. Refuse vehicles will not be required to access the site as the wheelie-bins are placed on Stakehill Lane on collection day and then taken back within the premises once waste has been collected.

8. Summary

- 8.1. This application facilitates the revitalisation of a previously developed brownfield site through the conversion of a residential workshop to a high-quality residential bungalow. The design demonstrates contextual sensitivity, with minimal alterations proposed to the external façade, ensuring seamless integration with the established character of the surrounding area.
- 8.2. The conversion of this underutilised residential workshop into a high-quality residential bungalow represents an efficient use of brownfield land while maintaining architectural harmony with the surrounding area through minimal external alterations. The development directly addresses local housing needs by providing a three-bedroom dwelling in an Urban Area. The proposal ensures adequate accommodation for both existing and new residents without creating additional pressure on local infrastructure.