

Planning Statement

In Support of a Planning Application for

The erection of one detached dwelling

At

**Land adjacent to
Ashdene
Rochdale
OL12 6DJ**

Mr Jack Spence

28th March 2024

The Site

The application site is land adjacent to Ashdene, Rochdale. Ashdene consists of a row of four terraced properties and the proposal site sits to the east of these properties. The site is part of a wooded area which is washed over by Tree Protection Order 005. The site is bordered by Burwell Close to the east, which is a residential cul-de-sac of family sized properties set in generous plots. At the front of the site there are three single garages which are in a state of disrepair.

The site lies within the Defined Urban Area of Smithy Bridge and is not in a Conservation Area. The application site is in a sustainable location, within walking distance of Smithy Bridge railway station and several bus routes, which provide easy access to Rochdale, Littleborough and Milnrow. The area around Hollingworth Lake also benefits from several restaurants, bars and shops.

The site does not lie within a flood risk zone.

The Proposal

The application proposes the erection of one detached dwelling.

The proposed dwelling would utilise an existing access from Burwell Close, which is sited just south of the access to Ashdene. The existing garages on the site would be demolished to provide a driveway and parking area for the property.

The proposed dwelling would be located to the centre of the site, facing south east to utilise the existing developed part of the site and protect the trees.

Relevant Planning History

Outline application (including access, layout and scale) for the erection of 4 detached dwellings Ref. No: 18/00579/OUT | Status: W

Outline application (including access, landscaping, layout and scale) for one detached dwelling - Resubmission of 18/00579/OUT Ref. No: 19/00376/OUT | Status: Refusal.

Use

The proposal seeks to create one residential dwelling including car parking, boundary works and landscaping.

The proposed building would be Use Class C3.

Amount

The dwelling will provide 177sqm (1905sqft) of living space.

Layout

The layout utilises the existing vehicular access into the site from Burwell Close with the driveway and car parking utilising the existing hardstanding area following demolition of the garages.

Scale

The proposed dwelling is two storey in height.

Principle of residential use

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (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 located close to the busy Whitworth Road with access to bus stops within close vicinity of the site. The site is surrounded by residential properties and is considered to be a sustainable location for the proposed development with the provision of additional residential development being seen as compatible with surrounding land uses.