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Planning Statement

Erection of detached dwelling, land within
curtilage of 190 Heywood Old Road,
Middleton. M24 4GR

Planning Supporting Statement

Introduction

- 1.1 This planning supporting statement is made as part of a planning application submission to Rochdale Borough Council. It seeks detailed planning consent for the erection of a detached dwelling located on a site that forms part of the extensive residential curtilage to 190 Heywood Old Road, Middleton.

2 Site Location and Description

- 2.1 The proposed site lies to the west side of the Green Belt; it is not within it. It is situated within the substantial and established residential curtilage of 190 Heywood Old Road, Middleton. It lies within the main urban core and clearly forms part of an established, long-standing residential curtilage that fronts both Heywood Old Road and Ellis Lane.
- 2.2 The site is identified by boundary fences/walls and hedgerows. There are no structures upon it. The land is flat and slightly raised above that of the adjoining curtilage of 188 Heywood Old Road. The application site is part of the residential curtilage to 190 Heywood Old Road and always has been since the house was built.

3 Recent and Most Relevant Planning History

- 3.1 Application 21/00790 was refused by the LPA on 26/05/2021. A subsequent appeal against that decision was allowed and planning permission granted on 28/07/2022 [APP/P4225/W/21/3281210]

Material Planning Consideration

- 3.2 Planning Application 21/00736 was a detailed submission to Rochdale Council and relates to 188 Heywood Old Road; this was approved on 27/07/2021. Furthermore, application 22/00696, a detailed submission was approved by the LPA on 08/09/2022

4 The Application Proposal

- 4.1 The proposal seeks consent for the construction of a detached dwelling on the site. The detailed drawings prepared by Architects and the supporting statement set the context for the development in terms of the design, external appearance, siting, massing. A new access is proposed to the site from Ellis Lane. It is noted that the highway authority has never raised any objections to the provision of a new access to serve the developments listed above nor did the Inspector in his appeal decision. Very clearly, the proposal will not generate traffic levels any greater than those proposed in those applications and vehicles will be able to enter and leave the site in a forward gear. Visibility has been significantly improved. There will be no adverse impact upon highway safety.

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- 4.2 The proposed is of modest proportions; it is of an appropriate, high quality design and external appearance; it has a curtilage commensurate with other dwellings along the lane; the dwelling sits comfortably on site; it does not detract in any way from the overall character and appearance of the immediate locality. Indeed, the proposal is identical in all respects to the most recent approval at 188 Heywood Old Road [22/00696]

5 Relevant Planning Policy at National and Local Level

National Planning Policy Framework

Chapter 2	achieving sustainable development
Chapter 5	delivering a sufficient supply of homes
Chapter 8	promoting healthy communities
Chapter 9	promoting sustainable transport
Chapter 11	making effective use of land
Chapter 12	achieving well designed places
Chapter 13	Protecting Green Belt land

Local Planning Policies

Adopted Rochdale Core Strategy (CS)

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

P1	Improving image
P3	Improving design of new development

SO4 Promoting a Greener Environment

G4	Protecting Green Belt
G5	Managing protected open land
G6	Enhancing green infrastructure
G7	Enhancing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land stability

SO5 Improving accessibility and delivering sustainable transport

T2	Improving accessibility
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DM1	General development requirements
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SD1 Delivering sustainable development

Unitary Development Plan

G/10 Protected Open land

Supplementary Planning Guidance

Supplementary Planning Guidance Note “Guidelines and Standards for Residential Development (June 2016)

6 The Planning Balance

- 6.1 It is respectfully submitted that there is a single issue for consideration in this application submission; whether the development plan policies, insofar as they relate to new dwellings lend support to such a development and is there a consistency of interpretation of that policy within the immediate locality in particular?

Whether a proposed dwelling would meet the tests set down in current and emerging national and local planning policy and whether, as a consequence, it would have any adverse and material effect upon the character and appearance of the locality, contrary to the Development Strategy and policies as referenced above.

Impact upon Development Plan Policy at National and Local Level

- 6.2 At the national level, the National Planning Policy Framework (NPPF) is clear in its intent; planning permission must be granted for sustainable development that is of high quality design that provides a choice of dwellings in places where people want to live. Nowhere in the NPPF does it stipulate that permission must be refused where a development can be seen or where a new curtilage is proposed. It is accepted that in any new development, due regard must be paid to the overall character of the locality and the living conditions on any adjacent occupiers. The proposal does this emphatically. The proposal is for a new dwelling; the submitted plans, particularly the existing and proposed site plan sets the context of the proposal; it is respectfully submitted that the proposal would meet the tests set down in the NPPF.

The Principle of Development

- 6.3 At the local level development plan policy, in general terms, is more demanding. That said the proposed site is clearly within and forms part of the substantial residential curtilage to 190 Heywood Old Road. Further, the principle of a dwelling on the application site has been set down clearly by the Inspector in his decision of 28 July 2022 [APP/P4225/W/21/3281210].

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- 6.4 In dealing with the relevant Development Plan policies both current and “saved”, it is acknowledged that the application site lies within Protected Open Land; in this regard both policies G4 and G5 are relevant to the proposal. These policies effectively state that development outside the urban area and Green Belt will be resisted unless it is development that would be acceptable were it in the Green Belt. Therefore it is necessary to review the Green Belt policy as set down in the Framework. That said, the Inspectors reasoning in his appeal decision is both material and relevant to this application submission.
- 6.5 Chapter 13-Protecting The Green Belt; paragraph 145 states that a LPA should regard the construction of new development as inappropriate in the Green Belt. However, there are exceptions to this overarching policy and The Framework states at para 145(g) that such an exception will relate to limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use.
- 6.6 The proposal seeks detailed consent for the construction of a detached dwelling on the site. The detailed drawings prepared by Architects set the context for the development in terms of the design, external appearance, siting, massing. It is considered that the proposal follows the policy set down in The Framework; in this regard, the development constitutes limited infilling. It sits comfortably between the proposed new dwelling in the rear garden area of 188 Heywood Old Road and the substantial dwelling currently being built in the rear garden area of 194 Heywood Old Road. The site plan also sets the context in terms of the distances from the relevant boundaries between the proposal and the adjoining dwelling and other dwellings along this part of Ellis Lane. The site occupies a position within an established pocket of residential development that fronts both Heywood Old Road and Ellis Lane. It is respectfully submitted that the principle of development accords with policies at both the national and local level in this regard. This specific view is fully supported by the Inspector in his decision letter.

Location, Layout, Scale and Design

- 6.7 It is respectfully submitted that the proposal the subject of this application, meets the tests set down in the NPPF in all matters relevant to location, scale, layout and design. The applicant has taken as a template for this development, the proposal on the adjoining site and also the one approved under application 22/00696.
- 6.8 The proposed dwelling is of a very simple architectural form and style. In this regard, reference has been taken from recent new builds on Ellis Lane. Further, the current design, external appearance, massing and footprint is taken from that on the adjoining site 188 Heywood Old Road. The proposed external appearance also reflects this style and character in terms of materials. The proposed site curtilage

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and the siting thereon of the proposed dwelling are both proportionate and entirely appropriate given the extensive curtilage available at the rear of 190 Heywood Old Road. The proposal will have no adverse impact whatsoever upon any adjoining curtilage; there will be no adverse impact upon the living conditions of any adjoining occupiers. Further, the proposal will not adversely impact the existing character of the wider locality along Ellis lane. In this regard, it is considered that the proposal would comply with development plan policy.

Access and Parking

- 6.9 Safe and adequate access both pedestrian and vehicular is proposed; this has been improved as part of the application submission so as to ensure that all parking can take place within the site and vehicles will be able to enter and leave in a forward gear. It is worthy of note that no highway objections were raised with regard to the previous applications including the one allowed on appeal!
- 6.10 In terms of transport and an interpretation of sustainable development, it will be noted that Heywood Old Road is on a major urban public transport network with regular bus services to the surrounding urban centres and the City centre. Further, the application site is very clearly within a flat and comfortable walking distance to all local shops, surgeries, and other community facilities. Frankly, the development is neither reliant upon nor will it generate unnecessary transport trips by private motor car. Indeed, this was not an issue for the planning or highway authority when dealing with previous submissions.

Ecology and Biodiversity

- 6.11 There are no buildings on the proposed site; there are no known protected species with a habitat on the site. No trees or other landscape features would be affected by the proposal. This was acknowledged by the Inspector in his appeal decision.

Sustainable Development

- 6.12 Sustainable development, in the widest sense, covers many aspects of the development process. The proposal will, of necessity, have to comply with all current building regulations in terms of sustainability, the choice of materials, energy efficiency, design, drainage; the developer can submit a construction methodology statement as part of this process and the planning authority can condition any consent accordingly.

Consistency of Policy Interpretation

- 6.13 Whilst it is acknowledged that any planning application must be dealt with on its individual merits that assumption can only be delivered against a backdrop of a consistent and meaningful interpretation of planning policy. Reference has been

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made elsewhere in this supporting statement to planning applications to the application decision on adjoining sites. It is respectfully submitted that these applications set the context in the matter of policy interpretation. No issues have been raised in those proposals that could be interpreted as indicating that a development in principle for residential purposes on the application site does not have the support of current national and local planning policy. Indeed, the opposite is very much the case.

7 Conclusions

- 7.1 It is considered that, for the reasons set out in this supporting statement, the proposal meets the tests set down for new development at both the national and local level. It is considered that the development would not prejudice the implementation of development plan policy in the wider context.
- 7.2 Should the case officer dealing with this application wish to discuss any aspect of this proposal, please make contact with Trevor Hobday MRTPI who will be more than happy to engage in meaningful discussions to resolve any issues of concern with the planning authority.
- 7.3 The planning application before the Authority is a detailed proposal and takes its lead from very recent applications on Ellis Lane including the appeal decision on the application site. There is no impediment, policy or otherwise, to the granting of planning permission for the application proposal.

Trevor Hobday MRTPI

September 2022