



P Wilson & Company
Chartered Surveyors

Planning Statement (incorporating design and access statement)

Full Planning Application For:
The Demolition and Rebuilding of the Existing Farmhouse

Located at: Bone Heys & Cow Heys, Newhey, Rochdale OL16 3SZ

1.0 Table of Contents

1.0	Table of Contents	2
2.0	Introduction and the Application Site	3
3.0	Proposal	3
4.0	Planning Policy & Guidance	4
5.0	Evaluation / Justification	8
6.0	Conclusion	10

Appendices

- 1 - Site Location Plan
 - 2 - Site Block Plan
 - 3 - Proposed Floorplan
 - 4 - Proposed Elevations
 - 5 - Proposed Perspectives
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2.0 Introduction and the Application Site

- 2.1 This planning application has been prepared and submitted on behalf of Mr J & Mrs M Lumb (hereafter referred to as the Applicants). Bone Heys & Cow Heys is owned and occupied by the Applicants and comprises existing two-story farmhouse, a range of modern steel framed buildings, traditional stone buildings and yard set within circa 80 acres of land.
- 2.2 The Applicants recently purchased the property in 2022. Prior to their ownership, the farmhouse was occupied by the previous owner right up to completion. The previous owner had not kept the property in a condition akin to modern tastes and standards resulting in the farmhouse requiring full renovation. The Applicants are now set on improving the whole holding.
- 2.3 The Application Site is situated within Rochdale Borough Council's Local Planning Authority.

Application Site & Environs

- 2.4 The Application Site benefits from existing vehicular access off Haugh Fold, Newhey along a track heading south towards Bone Heys & Cow Heys Farm.
- 2.5 The Application Site is located above Newhey between circa 233 and 236 metres above sea level and has views overlooking Newhey and Shaw. The Application Site is also located within Flood Zone 1. Therefore, having less than 1 in 1,000 annual probability of river or sea flooding.
- 2.6 The surrounding agricultural land comprises farmland which largely forms rough pasture but also some meadow which is capable of producing forage crops. The Agricultural Land

Classification Map for England confirms the land forms a mixture of Grade 4 and Grade 5.

- 2.7 The Applicants are considering submitting an area of their farmland into a long-term agreement to improve the biodiversity in the area.

3.0 Proposal

- 3.1 This application is for the proposed demolition of the existing farmhouse which extends to circa 1,378m³ and replace it with a new farmhouse which extends to circa 1,422m³ designed to fit in with the local vernacular style. The proposed replacement building is circa 3.25% larger than the subsisting structure.
- 3.2 The siting of the proposed unit and elevations are set out in **Appendix 2** and **Appendix 4** respectively.

The Need

- 3.3 The Applicants, having recently purchased the Application Site, have inherited a dated and somewhat tired farmhouse from the previous occupant. Whilst the farmhouse is liveable, it still requires full renovation.
- 3.4 Rather than renovating the farmhouse which is presently in a cramped and outdated layout The Applicants propose to demolish the existing structure and replace it with a spacious living area which maximises the views and allows for a high quality and sustainable living environment.
- 3.5 The Application Site is not listed and therefore does not require Listed Building Consent. However, the Applicants do not wish for

the replacement farmhouse to differ in character. Thus the new farmhouse will be design to match the local vernacular style.

4.0 Planning Policy & Guidance

- 4.1 Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Application Site is shown to be located in the Green Belt within the Rochdale Borough Council Local Plan. The Rochdale Borough Council Local Plan comprises a number of documents. The ones of relevance to this application are detailed below:

- Core Strategy
- Rochdale Borough Unitary Development Plan & Policies
- Maps for Rochdale Borough Unitary Development Plan.

- 4.3 Whilst the Unitary Development Plan dates from 1996 to 2016, it is still in place until Rochdale Borough Council's Allocations Development Plan is adopted.
- 4.4 The Rochdale Core Strategy was adopted in October 2016 and sets out the policies for the Borough. The following policies outlined below are relevant to this application (emphasis added).

Policy SO3 To Improve Design, Image & Quality of Place	To do this, we will focus on: Raising design quality and promote sustainable developments. - Improving gateways to the Borough and remain transport corridors to improve the image of the Borough. - Protect and enhance our heritage and natural assets, spatial character of our towns, our countryside and open spaces, river valleys and water features. - Creating a new identity and character where it is lacking (eg, in areas and rural corridors).
Policy C1 Delivering the Right Amount of Housing in the Right Places	All new residential development will be expected to comply with the General Development Management Criteria outlined in Policy DM1.
Policy P3 Improving Design of New Development	We will require all new developments, including associated landscaping, regardless of location in the Borough to adhere to high standards of design. The following design principles should be adhered wherever relevant:

	• 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 for surrounding buildings and areas in general. • It is shown that buildings contribute positively to the townscape, and are well proportioned. • Incorporating design measures that design out crime and ensure developments and spaces, are safe and to use an access. • Provide appropriate mix of uses and consider the needs of all sections of society. • Ensure development is easy to move through and get around especially for pedestrians, cyclists, public transport. • Ensure that the intended functions of the buildings and spaces are easily understood and that entrances appropriately located visibly. • Ensure buildings can be easily adapted to meet future/alternative needs of occupants. • Minimise impact upon the environment, and help adapt the impacts of climate change including by reusing existing buildings and materials, maximising the benefits of existing embodied energy and utilising sustainable drainage. • Design building inspections so that quality and appearance can be maintained over time and reduce their monotone and visual impact of car parking areas by using substantial and well integrated landscaping. Design and access statements and design briefs must include demonstration of how these design principles have been taken into account for the design or development proposals.
Policy G4 Protecting Green Belt	We will continue to protect from development the following areas of Green Belt: • South of the Borough the urban fringe countryside in the south where its primary role will be to prevent neighbouring towns from merging (ie, land between the towns of Rochdale, Middleton and Heywood and between those towns on the outside of the Borough) and north of the Borough: Penning rural fringe to the north and east of the Borough which primary role will be to prevent encroachment into the countryside (land north of Rochdale and Heywood, east of Rochdale). • Development will be restricted to those limited types of development which are deemed not to be inappropriate by National Planning Policies unless very special circumstances can be demonstrated. • We will encourage the continued operation of major development sites in the Green Belt and support limited infilling and redevelopment where this maintains beneficial uses and does not harm the Green Belt.

Policy DM1 General Development Requirements	All development proposals, including change of use of land and buildings, extensions and alterations, will be expected to demonstrate that they are: a) of high-quality design and to the opportunity to enhance the quality of the area; b) are compatible with surrounding land uses but in terms of the impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents/users; c) do not adversely affect 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; f) do not have an adverse impact on health, through its impact or the effect of existing problems (eg, land contamination or poor air quality); g) provide or demonstrate the availability of the service and community infrastructure necessary to meet local needs (eg, shops, community leisure and sport facilities and provision of open space); h) minimise opportunities for crime against people or property; i) take account of ground conditions including unstable or contaminated land where a potential risk exists as surveys should be carried out in the necessary remedial measures identified and carried out; j) incorporate where appropriate high quality landscape schemes; k) have assessed whether the development may be affected by ground instability; l) have considered the availability of waste water infrastructure and any need for additional capacity; and m) do not lead to impacts detriment to the conservation of interested European protected sites.
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4.5 The National Planning Policy Framework 2021 (emphasis added).

The National Planning Policy Framework 2021 also guides and advises local planning authorities on their policies. Therefore, its policies are a material consideration and should be considered with this application. The following policies are deemed to be relevant (emphasis added).

Paragraph 38	<i>Local Planning Authorities should approach decisions in a positive and creative way.</i>
Paragraph 130	<i>Planning policies and decisions should ensure that developments:</i> <i>a) will function well and add to the overall quality of the area, not just for short term but over the lifetime of the development;</i> <i>b) a visually attractive as a result of good architecture, layout and appropriate effective landscaping;</i> <i>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change (such as increased densities);</i> <i>d) establish or maintain a strong sense of place, using arrangements or street spaces, building types and materials to create attractive, welcoming distinctive places to live, work and visit;</i> <i>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;</i> <i>f) create space places that are safe, inclusive and accessible which promote health and wellbeing, 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.</i>
Paragraph 148	<i>Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</i>
Paragraph 149	<i>The Local Planning Authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:</i> <i>a) Buildings for agriculture and forestry.</i>

	b) <i>The provision of appropriate facilities (in connection with existing use of land or change of use), through outdoor sport, outdoor recreation, cemeteries, burial grounds and allotments, as long as these facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.</i> c) <i>The extension or alteration of a building providing that it does not result in disproportionate additions over and above the size of the original building.</i> d) <i>Replacement of a building provided the new building is the same use and not materially larger than the one it replaces.</i> e) <i>Limited infilling in villages.</i> f) <i>Limited affordable housing for local community needs under policies set out in the Development Plan (including policies for rural exception sites); and</i> g) <i>Limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use (excluding temporary buildings) which would not have greater impact on the openness to the Green Belt than the existing development or not cause substantial harm to the openness of the Green Belt where development would reuse previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.</i>
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5.0 Evaluation / Justification

Planning Policy Evaluation

5.1 The Rochdale Metropolitan Borough Council Core Strategy was adopted prior to the NPPF 2021; therefore greater weight should be given to the policies contained within NPPF 2021. However, Policy G4 Green Belt of Rochdale Borough Councils Core Strategy confirms that development within the Green Belt will be restricted to those deemed not to be inappropriate by National Planning Policy.

5.2 The NPPF 2021 is the most recent planning policy framework and provides guidance to local planning authorities on their Local Plan policies. Chapter 13 Paragraph 149(D) of the NPPF allows for replacement of buildings provided the new building is of the same use and not materially larger than the one it replaces. The Applicant's proposal is for a replacement Farmhouse thus it is compliant with both National and Local Planning Policy.

5.3 It is commonly acknowledged that the Local Planning Authorities deem an increase in building volume within 30% of the original to be acceptable. This application proposes a circa 3.25% increase which is comfortably within the limitations.

- 5.4 Rochdale Borough Councils Policy C1 Delivering the Right Amount of Housing in the Right Places largely focuses on larger more comprehensive housing schemes. However, the policy does confirm that all new residential developments should comply with Policy DM1 General Development Policies.
- 5.5 Policy DM1 encourages high quality design which enhance the quality of the area and is compatible with the surrounding land uses. This Application is for a replacement farmhouse which is of an improved design, but in keeping with the traditional vernacular style. The new design will enhance the area by incorporating additional features which are common on traditional stone farmhouses in the area.
- 5.6 This aligns with Paragraph 130 of the NPPF which requires developments to be visually attractive as a result of good architecture. It also states it must be sympathetic to local character and history. The proposal is to be constructed of the same building materials as the existing structure and as most traditional farmhouses in the area. As such it is sympathetic to the local character and history.
- 5.7 Section B Rochdale Borough Council Core Strategy Policy DM1 requires the proposal to be compatible with the surrounding land uses. The proposal which is for a replacement farmhouse. As the structure is already in situ and forms a farmhouse located on a farm with a similar external appear and design it meets this policy.

Design

- 5.8 The existing building is of a Yorkshire sandstone construction with stone flag roof. As shown in the plans in **Appendix 4 & 5**, it is proposed that the replacement dwelling is to be of a similar

construction (stone flag roof, Yorkshire sandstone). The Applicants propose recycling the existing materials.

- 5.9 The proposed dwelling will provide kitchen/diner, living room, lounge, utility and wash facilities on the ground floor and five bedrooms on the first floor.

Use

- 5.10 The proposal will form the same use as existing (C3 dwellinghouse). The building will be designed in a similar style to that of the local area as demonstrated on the attached plans.

Amount & Scale

- 5.11 The proposed building will total circa 1,422m³ and occupy a footprint of circa 226.7m². The proposed building will be 7.85m to ridge height.

Siting & Layout

- 5.12 The siting of the proposed building is to be located in a similar footprint to that of the existing farmhouse which is to be demolished. This is demonstrated on the Site Block Plan at **Appendix 2**. The layout of the building is demonstrated in the floorplans at **Appendix 3**.

Landscaping

- 5.13 As the proposed building forms the replacement of a building, provided the new building is of the same use and not materially larger than the one it replaces, it is not deemed that additional landscaping is required. The proposed design is of the local vernacular style and as such fits in with the character of the local landscape.

Access

- 5.14 Adequate access provisions are already provided. There is no proposal to alter the existing access arrangements at the Application Site.

Traffic movements to and from the Application Site are not proposed to be materially different to that as existing as a result of the proposal.

6.0 Conclusion

- 6.1 This Application satisfies the relevant policies which must be applied to determine this application as demonstrated within Section 5 of this report.
- 6.2 There is a presumption against construction of new buildings within the Green Belt. However, Paragraph 149(D) allows for the construction of replacement builds as long as these buildings are not substantially larger than the existing. This has been demonstrated above.
- 6.3 The siting of the proposed building is in the most appropriate location being within the vicinity of the existing structure.
- 6.4 The design of the proposed farmhouse is in keeping with the local vernacular style and almost all traditional farmhouses within the area. As such it is sympathetic of the environment it is situated within.
- 6.5 To achieve the sympathetic design the Applicants propose recycling as much of the existing material as is reasonably possible to use and rebuilding the replacement farmhouse with.

- 6.6 As such, we respectfully request this planning application should be supported and approved.