Planning Statement

Land Adjacent to 2 Oswald Street

Rochdale

OL16 2LA

Proposed Erection of One Pair of Three Bedroom Semi-Detached Dwellings

September 2019

Building Design Services (BDS)

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1.0 INTRODUCTION

1.1 This planning statement is submitted by Building Design Services on behalf of the applicant Mr Muzaffar Ali who has recently acquired the land located on the corner of Oswald Street and Yorkshire Street in Rochdale. The land was acquired by the applicant by auction earlier this year, previous to acquisition it was overgrown with bushes small trees and rubbish. The site was also used by JC Decaux who installed two large advertisement boards facing Yorkshire Street. The small trees, bushes and large advertising boards are now removed from the land. The land has been stood empty and disused for a number of months. The land is bound by a black 3-metre-high timber fence.

1.2 Compared to other housing markets in the North West and Greater Manchester, the Rochdale and north east Manchester housing market is generally less attractive. The housing on offer in the borough has stark differences in terms of quality and price and it fails to address the needs of existing or future residents. An oversupply of older terraced housing and a lack of high value housing across the borough means that it fails to attract and retain residents with higher incomes.

1.3 An ambitious target of providing 460 additional homes per year is considered necessary to meet demand and to help regenerate the borough. The latest Housing Land Availability Assessment indicates that there is considerable scope to meet its housing target using previously developed sites, especially in the south, and with limited use of greenfield sites.

1.4 The Council needs to focus the right type of housing in the right areas, maintain the regeneration of older areas of housing and social housing estates and ensure that the community infrastructure necessary to support areas of housing growth are provided.

1.5 In terms of retail, a key objective of national planning guidance is to deliver economic growth and prosperity through sustainable development. In order to achieve this in the borough it is important that we ensure sufficient land is available of the right type, quality and in the right places.

1.6 The applicant would like to work with the Council in order to secure approval for the proposed use.

2.0 SITE AND SURROUNDINGS

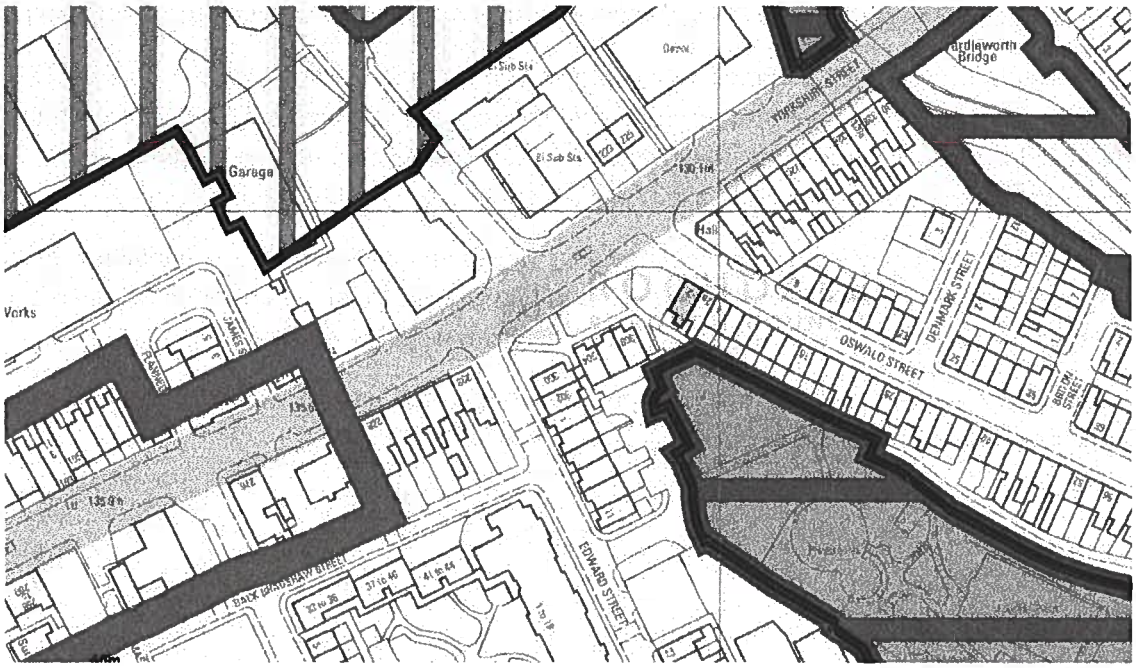
2.1 The application site relates to a small piece of land located on the corner junction of Oswald Street and Yorkshire Street. The land has been cleared and is unoccupied and is in a prominent location. Fly tipping takes place on a regular occurrence which has proved expensive to clear. JC Decaux advertised from the site with their billboards, they have now removed these from the land and no longer occupy the site.

2.2 The land is adjacent to Number 2 Oswald Street. This is an end terrace property with a hipped roof to the south east of the land in question. Rochdale Christadelphian Hall is opposite the land, on the other corner of Oswald Street and Yorkshire Street. Close to the site on Yorkshire Street is ATS Euromaster and a pair of semi-detached properties to the north. To the south is a public park and semi-detached properties which face Yorkshire Street. The area can be described as mixed use in a close-knit urban area in close proximity to Rochdale town centre.



The site is located adjacent to 2 Oswald Street as shown above.

2.3 The UDP Proposals map shows that the land is unallocated (see below), it is in the defined urban area, close to the Yorkshire Street Local Centre (blue), and a 5 mins walk to the main Rochdale Town Centre. Yorkshire Street has direct links into Rochdale town Centre. Public buses regularly run along this route.



3.0 PROPOSED DEVELOPMENT

3.1 The applicant is applying for planning permission to construct two semi-detached dwelling on the land. The semi-detached dwellings will have a living room and kitchen/diner on the ground floor and three bedrooms on the first floor. The garden area to each of the dwellings would be provided to the back of the properties.

3.2 The dwellings were initially designed to connect to the terrace dwelling adjacent, number 2, but it was established that there is a small strip of land between the land and Number 2 Oswald Street which is not in the ownership of the applicant. The design now shows two independent semi-detached dwellings. The hipped roof design of the dwellings has been taken from the closest adjacent terrace dwelling.

3.3 The elevation heights, window sizes and openings have been designed as a continuation of the terrace dwelling. Windows in the side elevation would help the appearance of the property facing Yorkshire street. Usable garden space for the future owners of the properties would be to the rear.

3.5 In terms of parking, the proposal does not provide any parking, parking would be provided on street. Bin storage area will be to the back of the site.

4.0. INVOLVEMENT

4.1 Although no formal pre-application advice in this instance has been sought from the Council there have been informal discussions with the Councils planning officers regarding the type of the accommodation provided and what would be acceptable. Hopefully the scheme now put forward is an acceptable proposal proving quality accommodation in this area.

4.2 Paragraph 39 of the NPPF states;

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.".

4.3 I would like to thank the officer in taking the time and effort to engage in early discussions which has been extremely helpful to both me and the applicant.

4.4 This planning Statement has been submitted as part of this planning proposal to provide a reasoned justification of the proposal using local and national planning policy and guidance.

4.5 The issues of Highways safety, amenity of the surrounding area, design and the principle of the development are taken into consideration in the assessment below.

5.0 HISTORY

5.1 A planning history check has been undertaken online for the land, no results were found.

6.0 RELEVANT PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

6.2 Rochdale's Core Strategy was adopted in July 2016 and is the key Development Plan Document. It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long-term strategic policies for Rochdale's future development and will form the framework that planning applications will be assessed against.

6.3 The Core Strategy seeks to deliver sustainable development and growth in accordance with the objectives of the National Planning Policy Framework (NPPF). It aims to increase investment in the borough and to make it a more prosperous place by 2028. The Core Strategy will have a major role in guiding the regeneration of the borough, building on the investment that has already taken place in some areas and identifying where to focus on next.

6.4 It looks to build on the borough's assets, heritage and identity and on its connections and relationships with neighbouring towns. In particular, the borough needs.

6.5 The following Local Plan policies have relevance to the proposal:

DM1	GENERAL DEVELOPMENT REQUIREMENTS
P2	PROTECTING AND ENHANCING CHARACTER, LANDSCAPE AND HERITAGE
P3	IMPROVING DESIGN OF NEW DEVELOPMENT
C3	DELIVERING THE RIGHT TYPE OF HOUSING
G9	REDUCING THE IMPACT OF POLLUTION
T2	IMPROVING ACCESSIBILITY

Supplementary Planning Documents;

- Guidelines & Standards for Residential Development SPD Adopted June 2016

<u>NPPF (2019)</u>

6.6 The NPPF clearly states 'that the purpose of the planning system is to contribute to the achievement of sustainable development' (paragraph 7). Paragraph 10 confirms that 'in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development'.

Paragraph 11 states that a presumption in favour of sustainable development is at the heart of the NPPF. It goes on to say that 'for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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.

Paragraph 59 of the NPPF states:

"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".

Paragraph 118 of the NPPF states that Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

Paragraph 122 of the NPPF states:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

Paragraph 127 of the NPPF, advises that Planning policies and decisions should ensure that developments 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.

Paragraph 109 of the NPPF states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be **severe**.

The general perspective of the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth.

In terms of retail uses the NPPF states at **Paragraph 121**;

"Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework".

6.7 National Planning Practice Guidance (NPPG)

The government published its NPPG on 6 March 2014. This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

7.0 ASSESSMENT

7.1 The application site is Defined Urban Area as allocated under the Rochdale Unitary Development Plan. As such policy G/D/1 is relevant to any applications on the site and this establishes that development should be located in the urban area so as to support urban regeneration and protect the countryside.

Policy C1 of the Core Strategy establishes to;

Maximise the potential of previously developed sites, including empty homes and buildings within the urban area to achieve a target of 80% of new housing of previously developed land; and Ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

Policy C3 of the core strategy is also relevant and its aims are to;

- **Ensure new development provides housing types that take account of local needs and aspirations; Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character;**
- **Ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.**

7.2 The proposed development of the land will bring an unused existing piece of land into a suitable and sustainable use which is open for dumping and could become an eyesore. It is positioned in a prominent location, and an opportunity has arisen where investment can be made to bring the land to a suitable functional use and where it would not have a negative impact on the surrounding area.

7.3 The site is well located in relation to residential dwellings, typical family housing accommodation in an urban area so as to support urban regeneration and protect the countryside.

7.4 The proposal would provide good housing accommodation, which is much needed in this inner urban area, close to Rochdale town centre and very close to Yorkshire Street local centre. It would enhance the character of the area by bringing an empty piece of land previously used for advertisement in the past back into use. The proposal would consider the needs of the local community, protect the surrounding built environment and provide the future occupiers with services within walking distance and reducing the need to travel.

7.5 The effect on residential amenity by reason of noise or other nuisance would be minor given its location amongst other similar uses and by virtue of its location in the local centre.

7.6 It is also considered that the proposal would not have a detrimental effect on the safe and efficient operation of the existing transport and road infrastructure. Highways safety is further discussed in the relevant section below.

7.7 In respect of the above policies, the surrounding area is predominantly mixed-use retail and residential and therefore residential is considered as a complimentary use to the existing character of the area and is located in a sustainable area with good access and facilities and which makes efficient use of the land whilst delivering an appropriate use for the site. The NPPF as mentioned above states the Government's objective of significantly boosting the supply of homes.

7.9 In light of the above it is considered that the principle of providing residential units at the application site is acceptable.

7.10 Policy DM1 of the Core Strategy sets out a number of basic planning considerations that apply to all development. Further to this, paragraph 17 of the NPPF, containing the 'core planning principles', advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Policy G9 of the Core Strategy sets out that the Council will seek to reduce all forms of pollution by requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

7.11 It has already been established above that the principle of providing residential accommodation at the site would be acceptable, consideration should also be given to the immediate surrounding area and mainly on Oswald Street which provides traditional family living terrace dwellings. The area in general and in its wider context is described as established mixed use, and the proposal would therefore complement the existing land uses around the area. It is however important to ensure that the proposal would not impact unduly on matters such as noise and other pollution effects.

7.12 In relation to noise is should be acknowledged that there would be some noise from neighbouring commercial land uses such as ATS etc, most of the noise is considered to impact from the busy Yorkshire Street with vehicles moving in and out of the main town centre of Rochdale. However, the site is close to existing residential properties, and in this mixed use location with the proposed properties front and rear elevations facing Oswald Street and the park at the back, the noise from neighbouring uses and the road will not have a significant impact on the amenity of future occupiers or from external noises.

7.15 In respect of other matters, it is important that the development provides adequate space about buildings. Rochdale's SPD provides guidance;

'The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

(i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);
(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);
(iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).

The guidance goes on to state that 'Exceptions to theses minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. For example, **where the character and density of the surrounding area would be best preserved by reduced distances and this would not detract from the general levels of privacy and amenity typical in the area, then exceptions may be made'.**

It is considered that there would be no concerns regarding the distance to the north western side elevation, more than 21m would be provided between neighbouring buildings on the opposite side of Yorkshire Street. In contrast a distance of 11metres would be provided to the terrace to the front and a distance of 9 metres to the corner of the gable of Number 308 Yorkshire Street. These distances are not in accordance with the guidance provided in the SPD. It is therefore argued as highlighted above that the character and density of the surrounding area allows for reduced distances. Terrace dwellings face each other on Oswald Street at a distance of 11m and this relationship does not change in relation to the proposed dwellings. To the rear, Number 308 is at an angled position which allows for greater distances to be achieved from the rear windows.

7.16 As argued and explained above, the proposed development would adequately provide the level of amenity that would be expected at a residential property within this area. the proposal would be compatible with the density and character of the surrounding development.

7.17 With regard to the living conditions of future occupiers of the property, it is noted that each habitable room within the building would be provided with natural light and ventilation, with an outlook to the streets on the front, side and rear of the property. Although some windows face the gable of the neighbouring property to the rear, its angled position would still remain to provide an outlook which would be sufficient either onto the park or onto Yorkshire Street.

7.18 Bin storage areas would be provided to the back of the site away from the main public vantage points to the back of the site away from Yorkshire Street frontage. A small yard area to the rear would be provided for siting out and drying clothes, this will be similar in size to neighbouring properties.

7.21 In light of the above, it is considered that the development would provide adequate space about buildings, so as to protect future residents from any excessive levels of overshadowing and/or loss of privacy and a good standard of living accommodation. The application is therefore acceptable in this respect and would meet with the expectations of Policies along with the relevant requirements of the National Planning Policy Framework.

7.22 **Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.**

Paragraph 127 of the revised National Planning Policy Framework states that 'decisions should ensure that developments will 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'. Policies P2 and P3 of the Core Strategy set out a requirement for good design, improved image and protection and enhancement of character, landscape and heritage.

7.23 The property externally have been designed to continue the features of the adjacent terraced properties. The external features of similarity include window sizes, fenestrations, door details, stone heads and cills and the roof design which will be hipped.

The brickwork, roof materials, windows frames and doors used would match those used on the existing terrace dwellings, the materials for the dwellings and their detail can be confirmed as a condition of an approval if necessary.

The end semi facing Yorkshire Street has been designed to face at an angle to Yorkshire Street, this is due to site constraints, in any case this works well with the Christadelphian Hall opposite which has been angled in a similar position. The design of the site elevation is also acknowledged to be important as this the elevation which would be seen from the surrounding streets, therefore windows have been installed to provide character and reduce the amount of brick on this elevation.

7.26 In light of the above, the proposal would result in no undue harm to visual amenity and would improve the overall character and appearance of the area and the street scene. The application would therefore accord in this regard with policies P3 and DM1, the NPPF and SPD.

7.27 Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

7.28 The current site has been vacant with only advertisement on the site positioned there for a number of years; as such the proposed development would be quite intensive by comparison. The site is located in close proximity to the local centre and Rochdale Town Centre and therefore in an accessible location. The plans show no parking spaces would be provided, however, like the terrace properties in this location, cars are mainly parked on street, and given its location along a main road into the main town centre, with excellent bus links and parking available on side streets and in the vicinity, although no spaces are provided it would be sufficient provision for a development of this size in a location as sustainable as this (close to the main town centre and on a major bus route); as such no parking is justifiable.

7.29 It is not expected that this proposal would impact negatively upon the surrounding highway network.

7.30 Bin storage would be provided in the rear yard area where refuse would also be collected from.

7.31 Given the details, it is considered the proposed development can safely be provided without resulting in harm to pedestrian and highway safety. The proposed development as demonstrated would be in accordance with Policies T1 and T2 of the Councils Local Plan and the NPPF where the proposal would not have a severe cumulative impact to warrant refusal of the application

8.0 CONCLUSION

8.1 It has been demonstrated that the proposed development can be carried out in full compliance with the Council's polices in the Local Plan and the National Planning Policy Framework. The development would provide good quality family accommodation which would bring a positive contribution into the local area of Rochdale without creating a significant detrimental impact on the amenity of the local occupiers and residents.

APPENDIX



View of site in 2015, showing trees and advertising, now removed.



A more recent view of the site, trees removed, site cleared.



View towards Oswald Street from Yorkshire Street, site on right, Christadelphian Hall to the left