



Planning Statement

10 apartment scheme – 342 Heywood Old Road,
Middleton, Manchester, M24 4QG

for Gary Hydes Associates

Emery Planning project number: 18-533

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Project : 18-533
Site address : 342 Heywood Old Road,
Middleton, Manchester, M24
4QG
Client : Gary Hydes Associates
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1. Introduction

- 1.1 We are instructed by our client, Gary Hyde Associates, to provide a Planning Statement in support of a planning application for the redevelopment of the site and erection of a 10 no. apartment scheme with associated works at no. 342 Heywood Old Road, Middleton, Rochdale.
- 1.2 This scheme follows the refusal of planning application 20/00073/FUL at the site, which was for a 14 no. apartment scheme. The amended scheme addresses the issues highlighted in the dismissed appeal for the previous application, which includes harm to the character of the area and highway safety. The appeal decision found the principle of redevelopment to be acceptable and the demolition of the remains of the former public house to be acceptable in heritage terms.
- 1.3 The site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located within a wider area allocated as Protected Open Land under the saved Rochdale Unitary Development Plan (2006) Proposals Map.
- 1.4 This statement demonstrates that the proposal would comply with relevant policies in the Rochdale Core Strategy and saved policies in the Rochdale Borough Unitary Development Plan (UDP). Therefore, in accordance with paragraph 11 of the Framework, planning permission should be granted without delay.

2. Context

Site location and description

- 2.1 The application site has a site area of 0.17 Ha and is located on Heywood Old Road, Middleton in an area of mixed use including residential, leisure facilities and light industrial buildings. Access to the site is taken from Heywood Old Road.
- 2.2 The site contains the former Tapios restaurant which was badly damaged by fire in September 2016, resulting in the business ceasing to operate.



Front elevation



Rear Elevation

- 2.3 The site is located within the village of Bowlee, 2 miles to the north-west of Middleton Town Centre. No.344 Heywood Old Road is located to the north of the site, with no.3 Simon Lane lying to the west across Heywood Old Road. Nos. 395-399 Heywood Old Road are located to the southwest of the site. An extract of the site location plan is located below:



- 2.4 The site is located within a wider area allocated as Protected Open Land under the saved Rochdale Unitary Development Plan (2006) Proposals Map.

Relevant planning history

- 2.5 The relevant planning history at the site is as follows:

- 86/D19972 - Single storey rear extension and internal alterations. Granted – February 1987
- 97/D34068 – Extensions to existing public house and restaurant. Granted – April 1997
- 98/D35756 – Change of use of first floor from private restaurant to hotel accommodation including formation of porch to front elevation. Granted – October 1998
- 17/01465/FUL – Erection of an apartment block containing 16no. apartments along with associated external works, car parking and landscaping following the demolition of the existing building on site – Refused March 2019
- 20/00073/FUL – Erection of apartment block containing 14 no. apartments along with associated external works, car parking and landscaping following demolition of existing building on site (Resubmission of 17/01465/FUL) – Refused May 2020, dismissed at appeal March 2021 under reference APP/P4225/W/20/3263089

- 2.6 Planning application 17/01465/FUL was refused due to poor design with absence of justification for the demolition of a non-designated heritage asset, harm to neighbouring amenity, inadequate parking provision and the proposed development failing to mitigate its impact on local services, amenities and infrastructure.

- 2.7 This application was then resubmitted under reference 20/00073/FUL with the aim of addressing the reasons for refusal under reference 17/01465/FUL. This application was found to address the harm to neighbouring amenity, but otherwise was refused for the same reasons as 17/01465/FUL. The second reason for refusal also notes that the scale and design of the building would not be acceptable if it were in the Green Belt, which is relevant as the site is located in Protected Open Land.
- 2.8 The Council also found that the living conditions of the occupiers of the second floor units would be unacceptable on the basis of the main bedroom spaces not being afforded windows with a direct outlook. The application was also refused due to the original bat assessment carried out at the site no longer being considered valid.
- 2.9 The scheme was dismissed at appeal in March 2021, with the Inspector concluding that the appeal proposal resulting in harm on the character and appearance of the area and highway safety because of the number of car parking spaces proposed. The inspector concluded that there would be conflicts with the development plan which weigh significantly against the appeal proposal. However, the Inspector also found the demolition of the existing building to be acceptable in heritage terms and that the scheme would be acceptable in terms of the amenity of future occupants. The Inspector also gave very limited weight to Saved Policy D/10.

3. The application

- 3.1 The application seeks full planning permission for the redevelopment of the site and the erection of a 10 no. apartment scheme with associated works.
- 3.2 The proposed apartment building would be part two storey/ part three storey, with the three storey element being set back from the front elevation and set in from the principal side walls of the building. This, alongside the mature trees, ensures that the proposed building does not appear unduly prominent or incongruous on the street scene. The proposed apartment scheme will have a significantly lesser visual impact than that proposed under 20/00073/FUL due to the siting of the building, the high-level of design now proposed and the reduced number of apartments.



- 3.3 The building would be of a contemporary design using red brick and large windows which will provide the flats with natural lighting and a good level of outlook.
- 3.4 Each apartment would feature 2 bedrooms and 1 bathroom. There will be 4 apartments on both the ground and first floor, with the second floor featuring two apartments with small balconies to the rear. The scheme will also feature outdoor amenity space which can be utilised by all residents with surrounding landscaping.
- 3.5 The site would feature 20 parking spaces to the front of the proposed apartment block, which includes a disabled parking space. There will also be a bin store to the front of the building. This

represents 2 no. car parking spaces per apartment proposed and constitutes a significant increase compared to the previously dismissed scheme.



4. Policy context

The Development Plan

- 4.1 The Development Plan comprises the Rochdale Core Strategy and the Rochdale Borough Unitary Development Plan.

Rochdale Adopted Core Strategy (October 2016)

- 4.2 The relevant policies of the Core Strategy are listed below.

SO2 – Creating successful and healthy communities

- C1 – Delivering the right amount of housing in the right places
- C3 – Delivering the right type of housing
- C8 – Improving community, sport, leisure and cultural facilities

SO3 – Improving design, image and quality of places

- P1 – Improving image
- P2 – Protecting and enhancing character, landscape and heritage
- P3 – Improving design of new development

SO4 – Promoting a greener environment

- G5 – Managing Protected Open Land
- G6 – Enhancing green infrastructure
- G7 – Increasing the value of biodiversity and geodiversity
- G8 – Managing water resources and flood risk
- G9 – Reducing the impact of pollution

SO5 – Improving accessibility and delivering sustainable transport

- T2 – Improving accessibility
- SD1 – Delivering sustainable development
- DM1 – General development requirements
- DM2 – Delivering planning contributions and infrastructure

Rochdale Borough Unitary Development Plan (UDP)

- 4.3 The relevant saved policies of the Unitary Development Plan are listed below.

- G/D/1 – Defined Urban Area
- D/10 – Protected Open Land

National planning policy and guidance

National Planning Policy Framework (NPPF)

4.4 Paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development”. It also states 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 proposed⁶; 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.

4.5 The following sections of the NPPF are considered particularly relevant to the consideration of this application:

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places

Other material considerations

Rochdale and Oldham Residential Design Guide (2007)

4.6 This document provides detailed guidance on design for residential development within Rochdale and Oldham.

Guideline and Standards for Residential Development Supplementary Planning Document (SPD)

4.7 The purpose of this document is to ensure that high quality residential development is provided throughout the borough of Rochdale. This SPD supports the development management policies contained within the UDP and Core Strategy.

5. Planning considerations

Principle of development

- 5.1 The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the UDP. The UDP states that new development, wherever possible and appropriate, should be concentrated within the urban area. The site is a previously developed site and the building has been severely damaged in a fire and there is an urgent need to identify a long-term and sustainable solution for the site. There is a presumption in favour of the redevelopment of the site.
- 5.2 The site is also designated as Protected Open Land under Policy D/10 of the Saved 2006 Rochdale Unitary Development Plan. However, the inspector concluded in appeal decision APP/P4225/W/20/3263089 (Appendix **EP1**) that this policy could only attract very limited weight as its criteria do not align with the more recently adopted Policy G5 of the Rochdale Core Strategy. Policy G5 of the Rochdale Core Strategy therefore takes supremacy.
- 5.3 Policy G5 of the Core Strategy states that development on open land outside the urban area and not in the Green Belt will be resisted unless it is limited development that would be acceptable if it were in the Green Belt. The previous scheme was dismissed by the Inspector because of the scale of the development proposed rather than the principle of a redevelopment scheme.
- 5.4 The redevelopment of previously developed sites is acceptable in the Green Belt pursuant to paragraph 149(g) of the Framework. The site is previously developed land and it presently comprises a vacant and fire-damaged building and a large car park. The scheme as now proposed comprises small-scale development that is consistent with Green Belt planning policy for the purposes of Policy G5.

Design

- 5.5 The proposed development has been amended so that the proposed apartment building is set back further into the site, therefore opening up the front to the highway and creating an attractive natural setting for the development. The stepping back of the building and the addition of landscaping to the front of the site will ensure that the scheme makes a positive

contribution to the character of the streetscene. There will be a significant net visual benefit compared to the site as it is now given the extent of hardstanding and the fire-damaged building currently in-situ.

- 5.6 The height of the existing former public house building is 9.27 metres above the pavement to Heywood Old Road and the proposed overall roof height to the new apartments is 8.65 metres. This represents a 6.7% decrease in height overall, with the building being well set back from Heywood Old Road and therefore significantly less dominant. It will be set away from the road frontage and further back into the site where it would be closer to the substantially sized David Lloyd leisure complex.
- 5.7 The previously dismissed scheme was said by the Inspector to include prominent gable ends which were highly visible on approach in either direction along Heywood Old Road and would emphasise the overall large scale and mass of the proposed building. The proposal has been amended to reduce the footprint of the third floor, which will result in a tiered structure stepped back from each boundary. The amended scheme being significantly reduced in scale to 10 no. apartments means that the scheme can now being considered small-scale for the purposes of Policy G5.
- 5.8 Policy P3 of the Core Strategy states that of the Core Strategy states that all new developments are required to adhere to high standards of design, including respecting the context where it is positive, and having regard to scale, density, massing, height and proportions. The design proposed under this application is high-quality and has been very thoughtfully considered as set out through the accompanying Design and Access Statement.
- 5.9 The Oldham and Rochdale Urban Design Guide states that the architectural design of new development must ensure that it responds positively to its context, and careful consideration should be given to character, building scale, form and massing, proportion and materials and detailing. It has been demonstrated that the proposal has been amended to be consistent with the wide range of building types and layouts within this pocket of residential and commercial development, whilst also responding positively to the character of the protected open land.
- 5.10 The proposed development would result in significant net benefits by bringing a derelict, vacant and unsightly fire damaged building into viable, beneficial use along a principal and heavily

trafficked road. The proposal is of a high-quality of design and it is fully consistent with Policies P2 and P3 of the Core Strategy.

Heritage

- 5.11 The Inspector for the previous appeal agreed that the building does not comprise a non-designated heritage and no heritage harm arises from the demolition of the building. The demolition of the building in heritage terms is therefore acceptable.

Residential Amenity

- 5.12 Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.
- 5.13 The proposed scheme includes apartments with all bedrooms having windows with direct outlook and good levels of natural lighting. The size of the apartments, and landscape communal external area, would ensure good levels of amenity for future residents. The proposed scheme accords with the Council's adopted 'Guidelines and Standards for Residential Development' SPD which seeks to manage living condition standards.
- 5.14 The proposed building is situated further back into the site, situated further away from no.344 than the previous scheme which was found to be acceptable in terms of this neighbour's amenity. There would be no harm in terms of the amenity of nearby occupants.
- 5.15 The proposed development will preserve the amenity standards for all neighbouring occupiers, including no.344 Heywood Old Road, and ensure that the future occupiers have good levels of light to habitable rooms and privacy.

Highways/ Parking

- 5.16 Policy DM1 of the Core Strategy expects that all developments will mitigate against any impacts due to traffic generation, where it is necessary and also provide adequate parking, manoeuvring and servicing arrangements taking into account of the proposed use and location.
- 5.17 The previous application at the site was refused by the Council and dismissed at appeal on the basis of insufficient car parking spaces.

5.18 The proposed apartment scheme seeks consent for just 10 no. apartments instead of the fourteen proposed under 20/00073/FUL. There are now 20 no. spaces proposed which equates to 2 no. spaces per apartment, and this represents a significant increase compared to the previous scheme. This accords with Table 10 of the Core Strategy in terms of parking standards.



5.19 The locational sustainability of the site for new residential development was accepted through the previous scheme.

5.20 There would be no conflict in terms of Policy DM1 of the Core Strategy.

6. Summary and conclusions

- 6.1 This application seeks full planning permission for redevelopment of the site and erection of a 10 no. apartment scheme with associated works.
- 6.2 It has been demonstrated that the proposed scheme will result in net benefits in terms of the character of the area through bringing an unsightly and brownfield site into active use through a high-quality design concept to include a robust landscape scheme. The proposed car parking is in accordance with the Council's schedule of parking standards and the design ensures a good level of amenity for the neighbouring dwellings and future occupiers of the site. Matters relating to heritage were fully addressed through the appeal decision letter for the previously dismissed scheme.
- 6.3 This statement demonstrates that the proposal would comply with relevant policies in the development plan. Therefore, in accordance with paragraph 11 of the Framework, planning permission should be granted without delay.