



CAROLINE TAMWORTH PLANNING

Planning and Development

PROPOSED REPLACEMENT DWELLING

19 BROAD LANE, BURNEDGE, ROCHDALE, OL16 4QQ

PLANNING, DESIGN & ACCESS
STATEMENT

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On Behalf Of

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CT1205

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1.0 The Site

1.1 The application relates to a semi-detached two storey dwelling on Broad Lane within Burnedge. The settlement of Burnedge lies between High Crompton and Rochdale through which passes the B6194 which crosses the M62 motorway to the north west. High Crompton lies approximately 800 metres to the south east.

1.2 To the ground floor of the existing dwelling is a living room, dining room, kitchen and conservatory and to the first floor are two bedrooms, an office and a bathroom. The dwelling is finished in a cream colour render and painted brick with a slate roof.

1.3 The front elevation of the dwelling sits directly against the back edge of the pavement. Vehicular access to the site is via a dropped kerb to the side of the property from Broad Lane which leads onto a surfaced driveway, parking area and a large garden containing various sheds and outbuildings.



Front elevation of No. 19 Broad Lane



Rear elevation

1.4 The dwelling forms part of established linear, predominantly residential, built development along the southern side of the main road. The front elevations of the dwellings along this section of Broad Lane, like the application site, either abut the back edge of the pavement or have small parcels of landscaping contained by a low wall.

1.5 The front elevation of the application site overlooks the open land to the north beyond which is the M62 motorway and Kingsway Business Park.

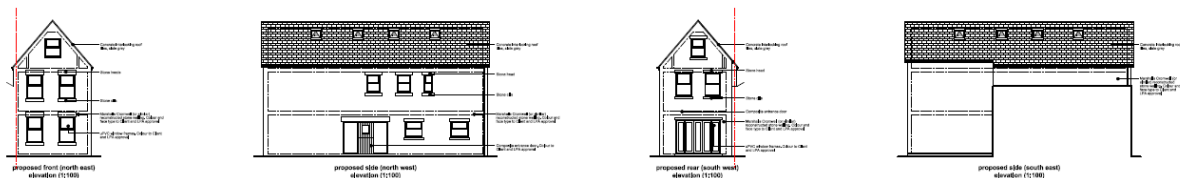
2.0 The Proposal

2.1 Planning permission is sought for the demolition of the existing dwelling and its replacement with a two storey dwelling with accommodation in the roof space.

2.2 The new dwelling will provide four bedrooms to the upper floors and a living room, kitchen/dining room and W.C. at ground floor level. The entrance to the new dwelling will be within the side elevation off the driveway rather than within the front elevation as it is at present.

2.3 The palette of materials for the building will include reconstructed stone walling, stone heads and cills, slate grey roof tiles and upvc windows and composite entrance door. Rooflights will also be installed to serve the second floor bedrooms and landing.

2.4 The existing vehicular access, parking and garden area will be unaffected by the proposed development.



Extract of proposed elevations taken from Clear Architecture Ltd plan

2.5 Detailed plans showing the proposed site layout, floor plans and elevations are provided.

3.0 Planning Policy Context

3.1 The site falls within the Green Belt on the Proposals Map used in conjunction with the adopted Rochdale Core Strategy.

3.2 The following Core Strategy (CS) policies are relevant to the proposal:-

- Policy C3 - Delivering the right type of housing
- Policy P3 - Improving Design of New Development
- Policy G2 - Energy and new development
- Policy G4 - Protecting Green Belt Land
- Policy G8 - Drainage and Flood Risk

- Policy DM1 - General Development Requirements

3.3 The following saved Rochdale Unitary Development Plan (UDP) policies are also relevant:-

- Policy G/D/2 - Green Belt
- Policy EM/7 - Development and Flood Risk

3.4 Advice contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and within the National Planning Policy Framework (NPPF) is also relevant.

4.0 Planning Policy Compliance

CS Policy C3 - Delivering the right type of housing

4.1 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF emphasises the drive to boost the supply of the right size, type and tenure of homes to cater for the needs of different communities. Advice within the document seeks the promotion of healthy and safe communities which are easily accessible by sustainable transport. The requirement for high quality design and the efficient use of land are key.

4.2 The application site is located within the south of the Borough where, according to the Core Strategy, it is envisaged that the majority of new homes will be provided, due to its accessibility in relation to the core of the Greater Manchester city region and the availability of opportunities for new housing.

4.3 Policy C3 seeks to ensure that new development provides a range of housing types across the Borough in order to meet local needs and aspirations. The policy states that the Council will:-

- *"Ensure new development provides housing types that take account of local needs and aspirations;*
- *Ensure that the supply of larger and higher value housing in the borough is improved;*
- *Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change;*
- *Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character; and*
- *Support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups."*

4.4 The south of the Borough will see a focus on widening the choice of housing available to better meet the needs of existing and future residents. In order to deliver this, policy criteria

b) states that a mix of housing with an emphasis on good quality family housing will be provided.

4.5 The purpose of the development is to provide a family sized dwelling to better suit the needs of the applicant and his family. The current dwelling has limited bedroom space and is generally in need of repair and maintenance both internally and externally and as such the applicant wishes to take the opportunity to rebuild the dwelling. There is limited scope for extension due to the dwelling being semi-detached and the need to retain the access road. The existing internal layout of the first floor does not lend itself to providing staircase access to the roof space.

4.6 The proposed scheme fully meets the provisions of this policy by providing a four bedroomed dwelling on a previously developed site within a sustainable location. The density of development maximises the use of the land available whilst addressing the need to include good levels of soft landscaping.

CS Policy P3 - Improving Design of New Development

4.7 This policy, along with advice within the NPPF, seeks high quality design in all new developments.

4.8 Following a thorough site assessment detailed plans have been prepared by Clear Architecture Ltd, along with a supporting Design & Access statement.

4.9 There is a range of house types and material palettes including a terrace of stone cottages, detached dwelling and two storey brick dwellings. Several dwellings have been finished in a painted render. The proposed replacement dwelling is of a scale, height and massing that respects the original dwelling and its adjoining neighbour and will fit in well with the character and appearance of the street scene. The front facing gable roof design will complement the adjoining dwelling. The pitch has been set at the same angle and the ridge line will be no higher than the existing.

4.10 None of the existing soft landscaping or parking provision on site will be lost as a result of the proposed development.

4.11 The external materials to be used will contrast and complement those of the adjoining dwelling and are in keeping with those of the built development within Burnedge. The existing painted render is in poor condition and somewhat untidy in appearance. The applicant does not want to use render on the new dwelling due to it being difficult to maintain to a high visual standard. The replacement dwelling will significantly enhance the visual amenity of the site to the benefit of the surrounding area.

4.12 The proposed dwelling will retain adequate off-street vehicle parking spaces and amenity space within the existing well-defined boundary. The existing dropped kerb access to Broad

Lane, which has good visibility, will be unchanged and there will no be additional traffic generated as a result of the proposal.

4.13 The proposal put forward respects the site context and is of a high-quality sustainable design.

CS Policy G2 - Energy and new development

4.14 The new-build construction will provide an excellent opportunity to maximise energy efficiency by taking the 'fabric first' approach within the development.

CS Policy G4 - Protecting Green Belt Land & saved UDP Policy G/D/2 – Green Belt

4.15 Policy G4, along with advice contained within the NPPF, seeks to protect areas designated as Green Belt from inappropriate forms of development; restricting new built development for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation and other uses which preserve the openness of the Green Belt unless very special circumstances, which outweigh the potential 'harm', can be demonstrated.

4.16 Local and national planning policy also supports limited infilling and redevelopment where proposals maintain beneficial uses and do not harm the character and openness of the Green Belt.

4.17 The proposed development will take place within an established domestic curtilage and does not conflict with the five main purposes of including land within the Green Belt, set out within paragraph 143 of the NPPF, which are:-

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.18 Paragraph 154 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate. However, there are several exceptions to this including criterion d) :-

"the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;"

4.19 The proposed dwelling will result in a building of a slightly greater volume than the existing as a result of the two storey element of the proposal to the rear. However, this will not be disproportionate to the original dwelling. The new dwelling will occupy a footprint of 73m² which is a negligible increase of only 1m² above the existing. The volume of the existing

dwelling is 437m³ excluding the conservatory. The volume of the proposed dwelling will be 534m³ which is a 22% increase and well within the usually accepted 33% increase in volume applied to developments within the Green Belt. The ridge height of the new dwelling will be no higher than that of the existing and will therefore not appear overly dominant within the street scene and not have an adverse impact on the visual amenity or openness of the Green Belt.

CS Policy G8 – Drainage and Flood Risk & saved UDP Policy EM/7 – Development and Flood Risk

4.20 The site is not located within an area identified on the Local Plan Proposals Map as being at risk from flooding and the Environment Agency maps show the site as falling within Flood Zone 1 there being a low probability of flooding from local watercourses and a very low risk of flooding from surface water.

4.21 The proposed development will not lead to an increased risk of flooding to the application site itself or to the surrounding area.

CS Policy DM1 – General Development Requirements

4.22 The proposed development meets all of the relevant criteria of this policy. The design is of a high quality and the scale, massing and materials are compatible with and complementary to the character of the surrounding built development and general area. The development will not appear as overbearing or intrusive and, as a result of its siting and positioning of habitable room windows, will not lead to any adverse impact on the amenity or privacy of the occupants of the surrounding dwellings.

4.23 In line with the provisions of the policy, the existing access arrangements will be unaffected and ample private outdoor amenity space will remain for use for the applicant and their family. No trees will be lost as a result of the proposed development.

5.0 Design

Amount/Size/Use

5.1 The development will provide 1 No. four bedroomed dwelling.

Layout

5.2 The proposed site layout makes efficient use of the footprint of the existing dwelling and retains the existing vehicular access point, adequate outdoor amenity space and privacy for the existing dwelling along with safeguarding the adjoining dwelling of No. 17 Broad Lane.

Scale

5.3 The proposed development is of a scale and massing that is appropriate to the site and local context. The scale and massing of the proposed dwelling reflects that of the predominant house type within the vicinity and will not appear overly dominant or intrusive.

Landscaping

5.4 The landscaped areas around the site will be retained.

Appearance

5.5 The scheme is of a high standard of design and is sensitive to the surrounding built development and street scene.

6.0 Access

6.1 The access arrangements and accessibility of the site are detailed above.

6.2 The building itself and all external areas will be constructed in accordance with current building regulations to ensure safe and convenient access to people with varying levels of mobility.

7.0 Conclusion

7.1 The proposed development is of a high-quality design that respects the site context and will make a positive contribution to the street scene and will safeguard the amenity of future and existing occupants. The proposed development falls within NPPF exception criteria d) and will not result in unacceptable harm to the openness, character and appearance of the Green Belt.

7.2 For the reasons stated above, the proposed development is compliant with local and national planning policy and will significantly improve the living accommodation for the applicant to the benefit of the local housing stock.

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