

Proposed granny annex at: 1 Ramsden Farm, M24 1ZB



Planning Statement February 2025

INTRODUCTION

This Planning Statement is to accompany the planning application for the construction of a single storey detached granny annex. The main features of the annex are confirmed below:

- Ancillary living accommodation which comprises a one bedroom flat for an elderly family member. The living accommodation will comprise: a bedroom with ensuite, an open plan kitchen and lounge and a utility room.

The outbuilding lies alongside the west facing garden boundary and is set behind the vehicular access gates and fencing which demarcates the dwelling from the access road.

The annex is single storey, taking cues from the existing dwelling and neighbouring properties running along Ramsden Farm. Its principal elevation, which contains the entrance door, fronts onto the existing driveway.

A previous application for an annex was refused by the Local Planning Authority and dismissed on appeal. In response to the concerns, as raised by the Planning Inspector, significant changes had been made to the proposal. Most notably, in order to preserve the openness of the streetscene, the annex has been relocated adjacent to the west facing boundary.

A certificate of lawfulness (23/00799) for a detached outbuilding has been granted. The outbuilding subject to this permission lies at the far end of the rear garden and as such it would remain unaffected by the proposed granny annex. In addition, an appeal with regard to a refused certificate of lawfulness (24/00494) for a proposed detached outbuilding to house a swimming pool, is currently under consideration.

THE SITE

Site Context

Ramsden Farm comprises a development of 4 no. dwellings, of similar contemporary design with a hipped roof form, feature glazed facing gables, finished in a combination of facing brickwork and render.

The 4 no. dwellings have a slightly staggered front building line and Nos.1 and 4 Ramsden Farm have a detached garage sited forward of, and perpendicular to, the principal building line.

The detached garage serving no. 4 lies in a prominent location at the end of the access road. This garage has the benefit of planning permission (22/01495) for a two storey side and first floor extension to form additional living. These prominent extensions are currently under construction and it is noticeable how they have filled the open space, eroding the openness around no.4.

No.1 benefits from a large plot that wraps around the rear and side of the dwelling, sharing a common boundary to the west with dwellings fronting St Dominic's Way.



Address

11 Bankfield Lane
Rochdale, OL11 5RJ



Phone

(+44) 07811 278 517



Email &

paul@rrplanningconsultants.com
www.rrplanningconsultants.com

Beyond the internal access road lies open land and a large proportion of it is currently subject to a planning application (24/00824) for the *construction of three detached dwellings with garages including associated access and landscaping*.

Noteworthy planning applications which relate to the other three dwellings which form the development are:

- No. 2 Ramsden Farm. Large outbuilding to be used a gym. Approved (22/00566)
- No. 3 Ramsden Farm. Large outbuilding to be used as a gym and garden room. Approved (22/01047).
- No. 4 Ramsden Farm. Two large outbuildings. Outbuilding one is used as a garden room. Outbuilding two is used as a storeroom and covered area for a hot tub. Approved (22/00567)

Considering the above approved planning applications, the precedent for large detached outbuildings within gardens of this small residential development has been established. In addition, the extensions to the garage at no.4 have resulted it being a prominent feature along the access which has reduced the openness of the streetscene.

Existing Property

This application relates to a domestic detached property fronting a private access. The subject property is finished externally with facing brickwork (including a low plinth at the base), K-render in soft white, reconstituted stone heads and cills to window openings, anthracite colour interlocking roof tiles and black ash-effect UPVC windows.

The property also has a single storey detached garage and as mentioned previously the property benefits from a certificate of lawfulness (23/00799) for a detached outbuilding.

Parking is provided on the hardstanding area to the front whilst private amenity space is provided to the side/rear.

Boundary Conditions

South/southeast – Proiminat boundary fencing and vehicle access gates which screens the side/rear garden

North – Open land

East – Neighbouring detached residential property

West – Neighbouring residential properties

THE PROPOSAL

The proposed works to 1 Ramsden Farm comprise a single-storey granny annex separate from the existing property.



Address

11 Bankfield Lane
Rochdale, OL11 5RJ



Phone

(+44) 07811 278 517



Email &

paul@rrplanningconsultants.com
www.rrplanningconsultants.com

The annex stretches alongside the west facing boundary and it adjoins the area of hardstanding that forms the extensive private driveway. Its front elevation which contains the entrance door faces across the driveway which will allow easy accessibility. Having the annex in close proximity to the main home maintains connection between it, which is ideal for the elderly family member who will reside within it. The existing car parking spaces will not be affected by the proposed works.

The materials used will match the existing: red brick details, dark tiled roof and dark grey window frames. The internal spaces are well lit through generous doors and windows openings. The patio doors which would serve the kitchen face towards the gable elevation of the dwelling. The roof is hipped which reduces the prominence of the annex whilst its gable wall which would face towards the west facing boundary contains no openings.

PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

The National Planning Policy Framework (NPPF) state that the Government attaches great importance to the design of the built environment.

Saved Rochdale Unitary Development Plan (UDP) 2006:

- G/D/1 Defined Urban Area
- G/8 Greenspace Corridors (To be read in conjunction with CS Policy G6 until replaced by Site Allocations or other DPD)

Adopted Rochdale Core Strategy (CS):

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

- P3 Improving Design of New Development
- DM1 General Development Requirements
- G6 Enhancing Green Infrastructure

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

**Address**

11 Bankfield Lane
Rochdale, OL11 5RJ

**Phone**

(+44) 07811 278 517

**Email &**

paul@rrplanningconsultants.com
www.rrplanningconsultants.com

ASSESSMENT

Design Considerations

Policies DM1 and P3 of the Council's adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) state that the Government attaches great importance to the design of the built environment.

The single storey outbuilding would be positioned to the side of the dwelling and partially behind the detached garage.

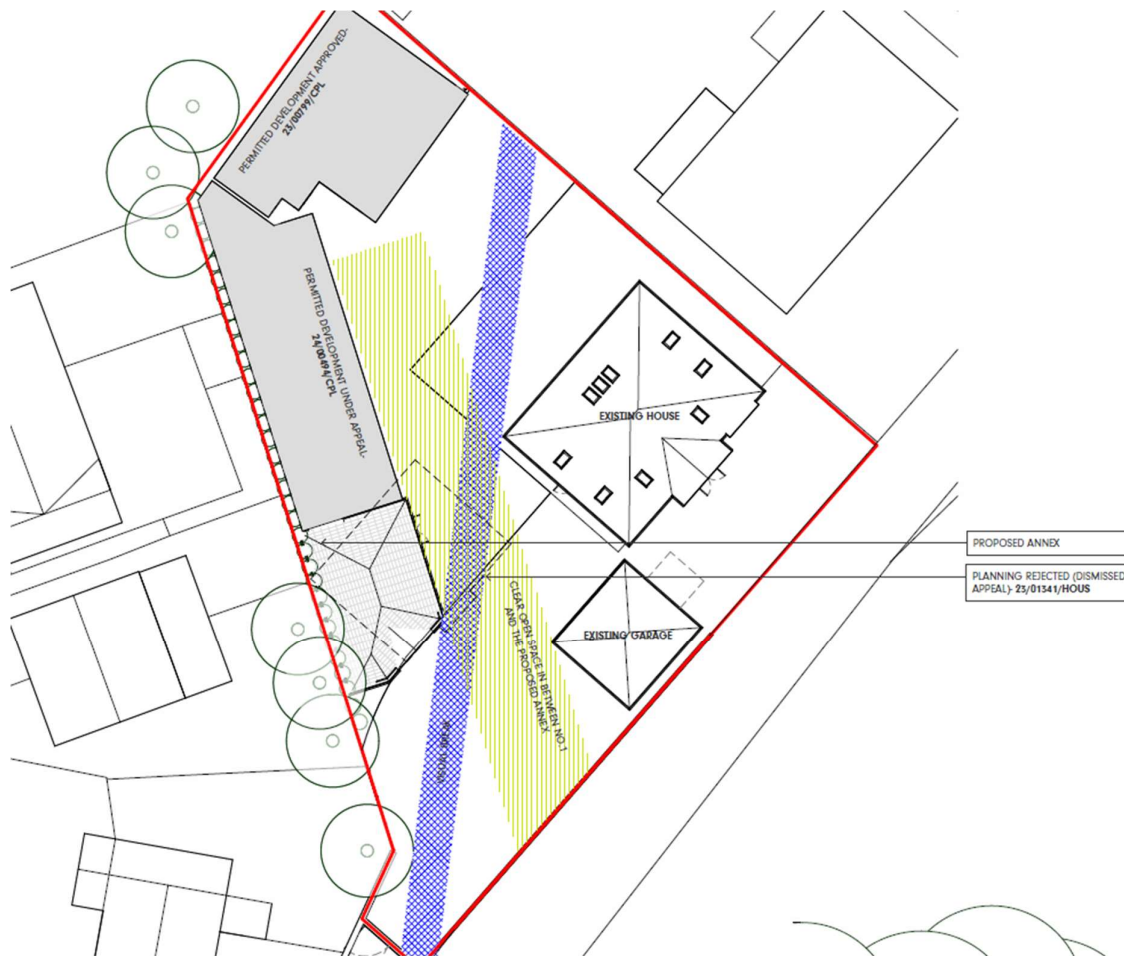
It is noted that paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions be in keeping with the host dwelling and should generally be subservient to it.

It is also material to the decision making process the concerns raised by the Planning Inspector in considering the original proposal for the annex. The following comments made by the Planning Inspector are most pertinent:

It is accepted that the proposed annex has been set well back (around 13m) from the road, so behind the front building line of both the host dwelling and it's detached garage. However, when viewed within the street scene from the south, and notably from the double gates on the southwest boundary of No.1, the annex would appear unduly prominent. Despite its modest height, its siting and footprint (around 78sqm) means it would effectively fill the open space to the side of No.1, eroding the break in built form, to the detriment of the character and appearance of the street scene.

In response to these concerns, it is accepted that the position of the annex, as determined under the original application, would have been a notable feature within the streetscene and would fill substantially the open space to the side of No.1. In response to this, the design and position of the annex has fundamentally been changed insofar it is proposed to be located adjacent to the western boundary and reorientated so it is gable fronted to the access road. These changes, without doubt, will ensure that the annex appears as subordinate feature to the main dwelling in which the openness of this section of the streetscene would be retained.

One evident change, in visual terms, is that the original proposed annex when viewed from the western end of the access road would have screened the gable elevation of the host dwelling. The re-positioned annex, which lies alongside the western boundary would not screen the gable wall and as such the clear break in form is retained. This retention of openness is clearly illustrated on the drawing below which has been submitted with the application.



In addition, the annex would be substantially screened from the wider streetscene by the front boundary fencing and the existing detached garage.

It is recognised that the annex would be similar in size and scale to the other approved outbuildings which serve no's 2,3 & 4. No. 4 also benefits from large extensions to the detached garage which are substantially complete. When compared to the proposed annex, there can be no question that the extensions to the garage at no. 4 in visual terms are more prominent within the wider development

In terms of its appearance what is often the case with outbuildings is that they can appear flat and insipid which detracts from the appearance of the host dwelling and the streetscene. In this particular case definition and richness is added to the outbuildings through its form, recesses and the use of appropriate sized areas of glazing.

The proposed outbuilding has an appropriately designed hipped roof which is in keeping with host dwellings and the design language of the majority of the nearby dwellings.

The proposed development will be constructed with materials which are in keeping with the materials present on the host dwelling and the wider streetscene.

Taking all matters together, it is considered by reason of its siting, scale and design the annex would be minor addition to the streetscene in which it would respect its content insofar its open character of would be retained. Consequently, it would accord with policies DM1 and P3 of the Rochdale Adopted Core Strategy (2016) which together require all development, including extensions and alterations, to be of high quality design and take the opportunity to enhance the quality of the area, respecting context, having regard to scale, density and layout.

Residential Amenity

Although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of existing dwellings.

Privacy

The outbuilding would be positioned towards the western boundary.

The side elevation of the outbuilding lies adjacent to the boundary with the rear gardens of 38-52 St Dominics Way. This facing side elevation contains no openings and as such it is considered that the outbuildings has no undue impact on the privacy of the adjoining occupiers of no's 38-52 St Dominics Way.

Overshadowing and Overbearing Impact

Paragraph 4.1 of the SPD provides guidance on minimum distances that apply to all new residential developments and developments which affect existing residential properties. The purpose of the guidance is to avoid causing a significant loss of privacy and/or light for occupiers of neighbouring properties as well the applicant property. The SPD states that a minimum of 10m should be retained between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

In the case officers report (23/00273/HOUS) for the erection of a detached single-storey outbuilding to form additional living accommodation it is stated:

The proposed outbuilding would be set over 10m from any of the true rear elevations of the neighbouring dwellings at nos. 38 - 52 St Dominics Way. Additionally, the majority of the facing elevation of the outbuilding is screened by the existing boundary treatment and the outbuilding would be stepped below the adjacent rear gardens which limits any visual impact. The LPA recognise that the distance to the conservatories of no. 38 and 50 is slightly less, at 7m. However, given the afore mentioned screening and the scale of the outbuilding



Address

11 Bankfield Lane
Rochdale, OL11 5RJ



Phone

(+44) 07811 278 517



Email &

paul@rrplanningconsultants.com
www.rrplanningconsultants.com

it is considered that the proposed outbuilding would not overshadow or have an overbearing impact on any of the neighbouring properties.

The proposed annex would lie the same distance from the neighbouring dwellings as the original annex. Considering this and the previous views of the case officer, the proposed outbuilding would not overshadow or have an overbearing impact on any of the neighbouring properties.

Occupier Amenity

The property would retain a suitably sized rear garden space with a functional layout.

In summary, it is considered that the proposal would not unduly impact upon the amenity of neighbouring properties through visual intrusion, overbearing impact, overshadowing or loss of privacy and such the proposal accords with Policy DM1 of the adopted Core Strategy and the requirements of the National Planning Policy Framework.

Greenspace Corridor

The land in question falls within an area of Greenspace Corridor as defined on the Unitary Development Plan Proposals Map. Policy G/8 states that the Greenspace Corridors shown on the proposals map will be protected, with developments only permitted where they will enhance the recreational, ecological or landscape and amenity value of the corridor. Criteria (e) and (f) of saved UDP policy G/8(A) state that development will not be permitted within the Greenspace Corridor where it would result in unacceptable harm to:

(e) “the better landscape qualities and character of the corridor”; and

(f) “the amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor”.

Further to this, Policy G6 of the Adopted Core Strategy above all, seeks to sustain and enhance a green network to support growth and regeneration in the borough, with specific reference to enhancing recreational links between urban areas and open countryside for purposes incidental to wildlife and local opportunities for recreation as well as improving visual amenity.

The proposed development would increase the built development of this plot. However, when considered in the wider context of the corridor (which spans for several hectares between Kirkway and Greengate), it is not considered that the outbuilding would have a harmful impact on the visual, recreational or ecological value of the Greenspace Corridor.



Address

11 Bankfield Lane
Rochdale, OL11 5RJ



Phone

(+44) 07811 278 517



Email &

paul@rrplanningconsultants.com
www.rrplanningconsultants.com

Incidental Use

The use of the granny annex home will occur as a result of the residential occupation of the main house. In other words it would be incidental to it.

The meaning of the word "incidental" has been examined by the Courts. In *Whitehead v. SSE and Mole Valley DC* [1992], a housekeeper's self-contained accommodation in an outbuilding was held to be incidental in relation to the overall owner's needs. In the case of *Uttlesford District Council v Secretary of State for the Environment and White* [1992], a self-contained residential unit created by the conversion of a garage, sited at the end of a garden, and used by the applicant's mother was considered by the High Court to be incidental to the enjoyment of the dwellinghouse as such. The fact that the accommodation had a bedroom, bathroom, lavatory, small kitchen, somewhere to sit and a separate front door did not, in law, create a separate planning unit simply because these facilities afforded a degree of independence.

Considering the above it is accepted, in planning terms, that the creation of a granny annex would be incidental to the enjoyment of the main dwelling. Or in other words it will be ancillary residential accommodation and as such a separate planning unit would not be created.

Any other matters

There are no highway issues arising from the development, which would have no adverse impact on the local highway network. Vehicular access and the external car parking arrangement would remain as existing.

CONCLUSION

The proposed outbuilding is well designed and by reason of its siting and scale it would have an acceptable relationship with the character and appearance of the host dwelling, and the wider street scene. Consequently, it adheres with the adopted SPD Guidance, policies DM1 and P3 of the Adopted Core Strategy (2016), saved UDP policy G/8 and the NPPF. On this basis, the application should be approved.

**Address**

11 Bankfield Lane
Rochdale, OL11 5RJ

**Phone**

(+44) 07811 278 517

**Email &**

paul@rrplanningconsultants.com
www.rrplanningconsultants.com