PLANNING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Land at Gate Street, Rochdale

Proposed Construction of 2no Semi Detached Dwellings
with Associated Parking

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SITE

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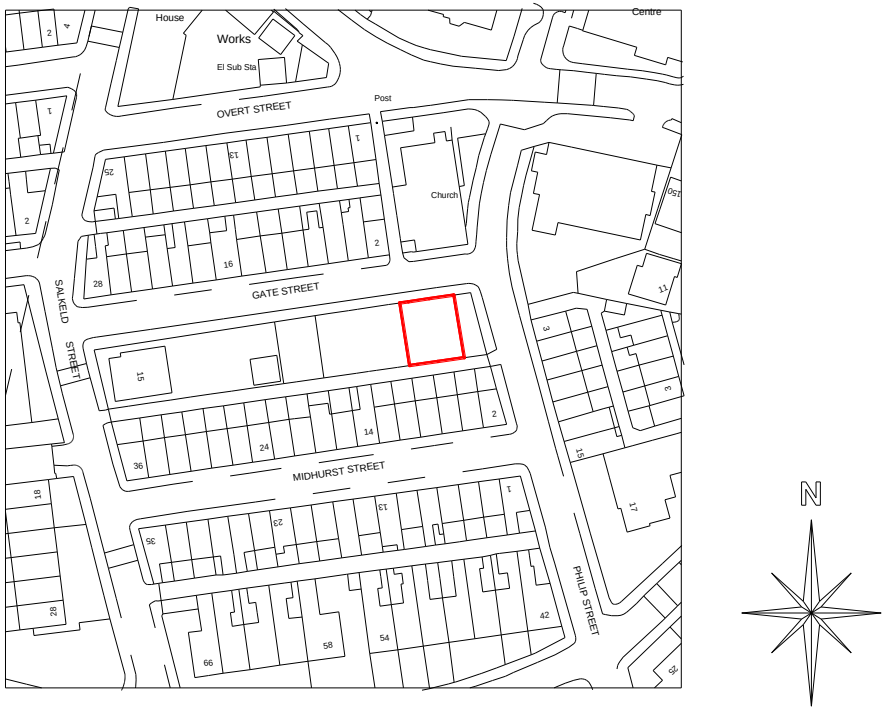
This application relates to a vacant piece of land located in a predominantly residential area. The application site forms part of a wider stretch of land that is situated in between two terrace rows on Gate Street and Midhurst Street respectively. Historical map records show that this area was once occupied by a long terrace row, mirroring the layout of the existing properties on Midhurst Street. Terraced properties are commonplace throughout the surrounding area and are the predominant building form.

Recent detached dwellings have been approved and built to the West of the site –

17/01207/FUL



site location plan

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PROPOSAL

Proposed erection of a block of two semi detached two-storey detached dwelling s Roughly a 'T' shaped block within a rectangular plot, constructed from brick and tiles, measuring approximately 6.9m at the front of the block and 10.3m at the rear (at the widest point) and 10.05 metres in depth with a pitched roof and projecting gable to the front elevation. In terms of detailing the proposal would have stone heads and cills and stone sting course. A small rear garden would be provided enclosed by a wall and fencing panels. One off-street parking space per dwelling is provided with bin storage to the rear.





RELEVANT PLANNING POLICY

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National Planning Policy Framework (NPPF)
The Department for Communities and Local Government published the NPPF on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
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.
Core Strategy (CS):
The Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:
C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G7 Increasing the value of biodiversity and geodiversity
G8 Managing water resources and flood risk
T2 Improving accessibility
DM1 General development requirements
Unitary Development Plan (UDP):
A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:
G/D/1 Defined Urban Area
EM/8 Protection of Surface and Ground Water
Supplementary Planning Documents (SPD):
'Guidelines and Standards for Residential Development'.
Biodiversity and Development

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Principle of Development

The site previously occupied a terrace row and is in untidy state therefore it is defined as previously developed land., however other developments in the row have not been considered to constitute previously developed land as defined in Annex 2 of the National Planning Policy Framework. Core Strategy Policy C1 requires the provision of at least 460 net additional dwellings per year in the period 2012 to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs. The policy acknowledges that this is a challenging target and whilst it seeks to ensure that the focus is on maximizing the use of brownfield sites it states that the development of greenfield sites may be necessary, especially when located within the urban area and provided that they have limited green infrastructure value and their development would not adversely impact on amenity. To this end, the proposal is located in the defined urban area that is sustainable with good access to local services and facilities. It is understood RMBC is under the required housing supply, as such the proposal would comply with the requirements of CS Policy C1.

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Character and Appearance

The Design of the dwellings is in keeping with recently approved and constructed detached property 17/01207/FUL.

The dwelling respects the duo pithed roof theme of the terraced properties, but echo's the front gable of the adjacent detached dwelling, the front door being set back affords distance between the pavement and the entrance promoting privacy not enjoyed by the terraced properties. The street scene opposite the existing terraced properties of Gate Street has been previously disturbed by the construction of detached properties to the west, considering the gap between this site and the adjacent property, the introduction of the semi detached properties, given they do not face the front elevations of the Gate Street terrace do not introduce any further significant harm within the street scene.

The proposed dwellings echo the design features of the adjacent detached property, materials are likely to match. The property has a low level wall setting it back from the pavement provide separation and green space, the drive to the side of the properties breaks up the street scene. In the main, the proposal is simple in design terms with features that continue existing architectural themes found within the immediate local area. The amenity space proposed is approximately double the size of most of the rear gardens associated with the properties within the area. Timber fencing is provide to the side boundaries, dwarf masonry to the front and 1.8m brickwork to the rear facing the alleyway. Considering the above factors, the proposal is unlikely to introduce significant harm to the character and appearance of street scene.

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Highway Safety

Policy DM1 of the Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location. Policy T2 of the Core Strategy sets out that development and infrastructure proposals are required to satisfy the Council's accessibility hierarchy and in all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through. Developments are required to provide parking in compliance with the Council's Maximum Car Parking Standards as set out in Appendix 5 of the CS. Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
This development provides 100% (one) parking for the three bedroom properties, 5.6m x 2.6m this is inline with the adjacent property as stated in the approval report (17/01207/FUL.) -
The proposal concerns a three bedroom property with one off-street parking space, which measures 2.8m x 5.6m. Originally the site would have been associated with a terrace that would not have afforded any off-street parking to the residents. A development of this size and nature would require a 200% dedicated parking provision to meet maximum standards in the Core Strategy but the application incorporates only 100% (one) parking. The Highway Authority has indicated that the introduction of one dwelling with only one off-street parking space would not create significant intensification upon on street parking on the highway surrounding the proposed development.
Rochdale's Guidelines and Standards for Residential Development recommends that a car parking space should measure at least 2.4m in width x 4.8m in length.
The boundary treatment adjacent to the driveway has been designed to provide adequate visibility. Given the above factors, the proposal will not introduce harm to the safe and free flow of the highway network.

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Amenity

Policy DM1 of the Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
The site is in an area dominated by dense urban environment and the site previously would have contained a long terrace and the terrace would have had similar window and wall distances to the proposed, therefore, distances between main windows are expected to be shorter than you would expect in other residential areas. Therefore, the proposal will not introduce significant harm to the properties of Gate Street or Midhurst Street.
The proposed ground floor windows are shielded from Midhurst Street properties by the 1.8m high boundary, the rear bathroom windows cause no harm to the rear of Midhurst Street. Habitable windows face the front toward Gate street, considering they face the gable of the opposite Philip Street property, no harm to Gate Street properties.
There is no existing landscaping of value within the site.

The proposal adheres to relevant policy.