Updated Planning Statement
27 Spring Bank Lane
Two detached dwellings

The proposed development is the construction of two detached dwellings in the garden of 27 Spring Bank Lane.

This planning application submission comes in response to the refusal of application 20/00089/OUT. Application 20/00089/OUT was for the erection of two two-storey dwellings and one single storey granny annexe.

Application 20/00089/OUT was refused for two reasons. In summary the issues identified by the Council in the reason for refusal are:

1. The detached garages and annexe resulting in a harmful impact upon character
2. Loss of privacy to 36 Norford Way and 31 Spring Bank Lane

The planning officer's report in refusing the application sets out that the Chief Planning Officer considers the site can accommodate two houses and that the principle of additional dwellings are acceptable, this is subject to the siting.

Following review of the layout and reasons for refusal we have removed the previously proposed granny flat. We have also amended the siting of the two houses. Our proposed revision D in response to the refusal is attached.

In summary our response identifies that we have addressed the reason for refusal:

1. The detached garages and annexe resulting in a harmful impact upon character have been removed from this resubmission. The character is maintained. The plot, as the Chief Planning Officer confirmed, is large enough to accommodate two additional dwellings.

2. Loss of privacy to 36 Norford Way and 31 Spring Bank Lane:

   Plot 2 is moved away from the bungalow to the south (31 Spring Bank Lane). There is 17.5 metres to the boundary and 19m to the flank wall of 31 – this is from the 2 storey element. This responds to reason 2 with regard to 31 Spring Bank Lane. The trees on the boundary are not to be retained. The proposal complies with space standards in relation to the distance to 31 Spring Bank Lane.

   We now have 10.5 metres from the rear of plot 1 to the boundary with houses to the rear. This responds to reason 2 with regard to 36 Norford Way – there is no conflict with policy in this regard.

The form of development proposed complies with policies of Rochdale and NPPF in relation to design.

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The proposal provides two dwellings at a time of under supply of housing. In addition there is not an up to date local plan. The tilted balance as prescribed in paragraph 11 of the NPPF should be applied.
The National Planning Policy Framework Section 5 concerns delivering a wide choice of high quality homes. The Core Principles are concerned with allowing sustainable development. Sustainable development is defined as development that is in effect positive in all aspects of economic, social and environmental assessment.

To be considered deliverable, sites should be considered available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years, and, in particular, that development of the site is viable. The National Planning Policy Framework requires that densities are increased in sustainable locations – such as this location; the Framework advises that decision makers should:

> *"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 118d, NPPF).*

The density proposed is suitable and makes efficient use of land in accordance with existing and emerging policy. We consider that the proposal provides good use of space with two dwellings suitable in size to the location. The proposal will enhance the site and wider streetscene.

The application proposal is in a residential area in close proximity to public transport links, employment, leisure, shopping, open space and parks. The development of the site would be sustainable and would help to meet the future housing need of the area. Whilst this is only two additional units it will nevertheless contribute to housing supply. Given this situation the sustainable development proposed at this site should be afforded significant weight.

The NPPF identifies requirements of "the need for housing and other forms of development, and the availability of land suitable for accommodating it". The NPPF advises that plans should also contain policies to "optimise the use of land in their area and meet as much of the identified need for housing as possible", and "should include the use of minimum density standards for city and town centres and other locations that are well served by public transport". The GMSF has stalled and there is not an upto date local plan.

These standards should seek to uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate. In this instance with this proposal, it is considered these requirements are met.

We consider the proposal is in accordance with the policy framework:

- The site is within a residential area
- The use of land for housing is in line with NPPF and the local plan
- The proposal is sympathetic to surrounding buildings
- The site is within a residential area in a position close to public transport links, local shops and services

The addition of these houses will complement the character of the area and will provide two additional dwellings at a time of national and regional under supply of housing. There are no adverse impacts of approving this application and in accordance with Paragraph 11 of the NPPF we respectfully request that planning permission is granted.

Prepared by S Plowman MA MRTPI for, Plan:8 Town Planning Ltd

Enclosed below:
Previous planning statement

Plan:8 Town Planning Ltd

Previous Planning Statement

Planning Statement

Proposal: Outline application for three houses utilising the existing vehicular access and adding one vehicular access.

27 Spring Bank Lane, Rochdale, Lancashire, OL11 5SE

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Planning Previous Planning Statement

Outline planning application

Summary

The proposal offers new housing at an appropriate density in an urban and accessible part of Rochdale. The proposal does not give rise to residential amenity concerns when assessed against the published guidance. We find the proposal complies with eth thrust of the policy framework overall.

Statement Prepared by S Plowman	03.07.2019
Reviewed by D Jenkins	05.07.2019
Issued by S Plowman	05.07.2019

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Location

The application site contains a large detached two-storey dwelling standing within a substantial plot with residential properties to all sides. The site is reached by a road off Spring Bank Lane.

The houses to the south and west stand on Norford Way and have their rear elevations facing the site; the properties to the north, east and south east are of a variety of forms and angles to the site. The property to the north is a large three storey block of flats. Most other properties in the area are two story or single storey and are mainly detached properties. The site contains a number of trees and has its boundaries to the surrounding dwellings formed by hedges and fences of around 2 metres in height. The aerial image below shows the site with the approximate position of the site edged in pink.



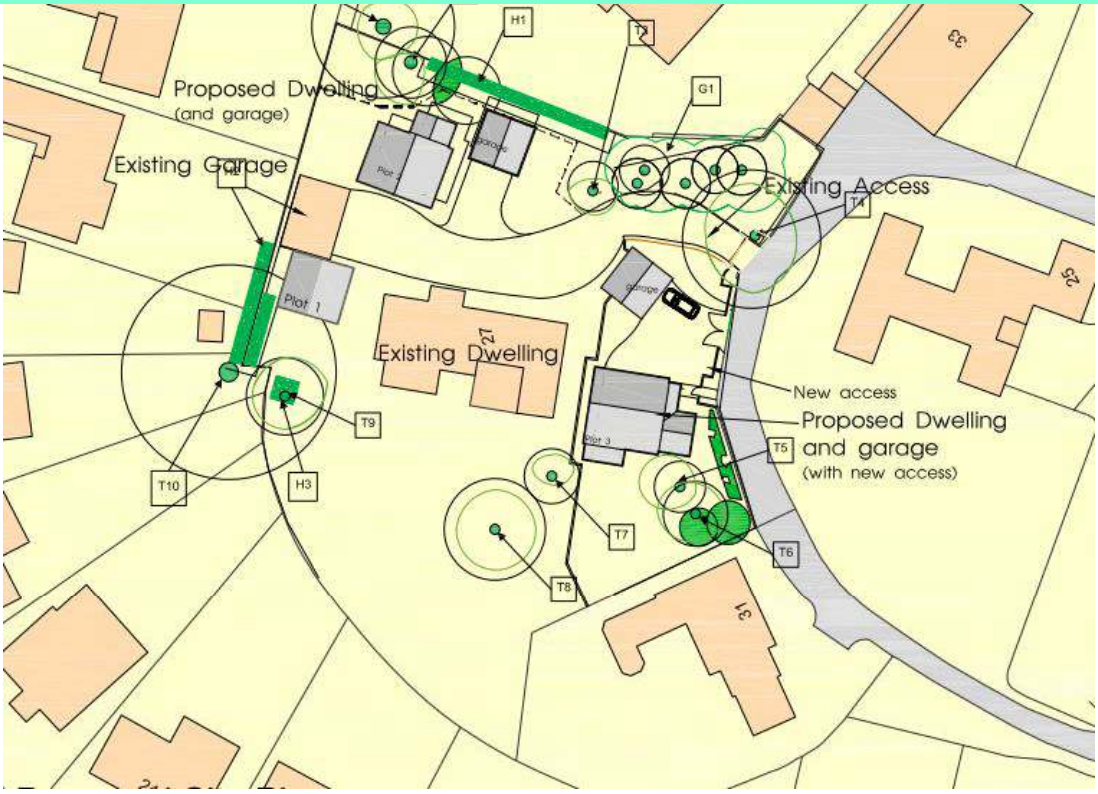
The site is accessible with bus services along Bagslate Moor Road and local shops and services within close proximity of the site including the Bamford Precinct, which is a seven minute walk from the site.

Proposal

The proposal is in outline for the erection of three detached dwellings (two houses and one bungalow). One new entrance will be formed as shown on the plans by R.A. Fisk and Associates. The existing house, within the blue edged land, will be retained. Of the three plots, plot 1 will be single storey one bedroomed and the other two plots, plot 2 and 3

will be two storey with four bedrooms. The proposed layout is shown below albeit not to scale in this document.

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Policies and Appraisal

Adopted Rochdale Core Strategy (CS): The Core Strategy was adopted by the Council on 19th October 2016 and partially replaces the Unitary Development Plan. The following policies are relevant:

- P3 Improving Design of New Development
- DM1 General Development Requirements
- C1 Delivering the Right Amount of Housing in the Right Places
- C3 Delivering the Right Type of Housing
- T2 Improving Accessibility

The application site is within the Defined Urban Area and as such, policy G/D/1 is relevant, which 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 seeks to maximise the potential of previously developed sites, including existing buildings, to deliver housing. 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 and promote densities that make efficient use of land. The Local Planning Authority will also be mindful that the NPPF requires Local Planning Authorities to support the Government's objective of significantly boosting the supply of homes.

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Residential amenity Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The "Guidelines and Standards for Residential Development" SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents. Any housing proposal will need to be considered against policies which require housing to be located in a manner that safeguards the amenities of existing occupiers, and occupiers of the proposed properties. The guidelines are:

(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;
(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
(iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The application for residential development has been submitted in outline with access and siting to be assessed; all matters other matters being reserved. It is therefore possible to determine whether the siting of the houses proposed will be suitable with regard to residential amenity; it is possible to direct future reserved matters applications to the position of windows and height of dwellings.

In terms of amenity the proposal will allow suitable separation distances to facing houses on Norford Way and Spring Bank Lane. The distances comply with the guidelines in the supplementary planning guidance. For instance the house to the west of plot 2 has a rear elevation that is 26.5 metres from plot 2. If the currently proposed rear extension is built to that house under application 19/00607/HOUS that house would be 22.5metres from plot 2. The three storey flats to the north of plot 2 are 24 .5 metres away. The blank gable (obscured by leylandii trees) of 31 Spring Bank Lane to the south is 16.5 metres away. All of these distances comply with the guidelines specified in the SPD. Furthermore plot 2 is offset from the side gable of the existing dwelling at 27 Spring Bank Lane ensuring no loss of amenity. Plot 1 will be single storey and is intended to have windows facing in a southerly direction meaning suitable outlook would be provided. In addition plot 1 is likely to be occupied by a family member.

Paragraph 170 of the NPPF 2018 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity. The submitted assessment of trees by Birtle Tree Services Ltd shows the requirement for one tree, T4 at the site entrance to be removed; the applicant is minded to plant additional trees in lieu of the removal of T4 and would propose to include new planting as part of a reserved matters application for landscaping. The tree assessment also points to the construction of plot 1 in relation to the root

protection area of Tree 9. Other works include pruning of some existing trees. The applicant is willing to accept conditions in relation to construction and trees.

In terms of parking the proposal includes suitable spaces for the number of dwellings proposed. In addition there are good pedestrian links around the site. There are a range of local shopping facilities and services are available within the wider area.

The application site lies within a predominantly residential area comprising private residential dwellings, and there are no issues in terms of over-concentration of such uses within the local area. The application site occupies an extensive plot, and whilst the proposed development would involve an increase in the number of people accommodated within the site, over and above the existing house, it is not considered that this would represent an over-intensive use of the site. Indeed the aerial image provided and site layout plan show the density proposed on site with the three houses added will be 10 dwellings per hectare (up from the current 2.5 dwellings per hectare). The density is commensurate with the character of the surrounding area.

It is considered that the proposed development would be compatible with wider regeneration objectives and other policies in this regard. We find that a need is proven for the development. As such, it is considered that the principle of the development is acceptable having regard to the relevant policy considerations.

The proposal will make efficient use of space and provides a type of housing that is in short supply. We have reviewed the site and surroundings and find this is a suitable location for residential accommodation. In terms of making good use of land the updated NPPF advises that planning policies and decisions need to reflect changes in the demand for land. It states that decisions in planning applications should be informed by regular reviews of both the land allocated for development in plans, and of land availability.

> *"Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:*
> *a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and*
> *b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area."* (Para 120, NPPF)

In response to the updated NPPF policies the evidence base demonstrates there is a there is a shortfall of residential accommodation; the proposal would greatly assist in providing care provision for the City.

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Conclusion

The proposal will provide sustainable development, which should be considered favourably when assessed against the Core Planning Principles of the NPPF. Paragraph 11 of NPPF advises:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking...
For decision-taking this means:
- *approving development proposals that accord with the development plan without delay and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
  – 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; or
  – specific policies in this Framework indicate development should be restricted."

There are no policies that specifically restrict the form of development proposed, in fact the policy framework is shown to support the proposed development. The site is located within an existing residential area of Rochdale within close proximity to a Local Centre and bus routes, providing sustainable public transport links. The proposed development is therefore considered to be within a sustainable and accessible location. Having regard to the above, it is considered that the proposed scheme would be acceptable in principle and would comply with the policies within the Core Strategy and those within the NPPF for directing new housing development in sustainable locations and provide a more flexible supply of housing. The proposed development would also make a small but valuable contribution to the supply of housing in the borough in accordance with the objectives of the NPPF.

We trust the Council will be able to recommend the application favourably as the proposal is sustainable development that accords with the Local Plan.