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Land adjacent to 2 Balderstone Road
Balderstone
Rochdale

PROPOSED ERECTION OF NEW DETACHED DWELLING

PLANNING APPLICATION 2024

INTRODUCTION



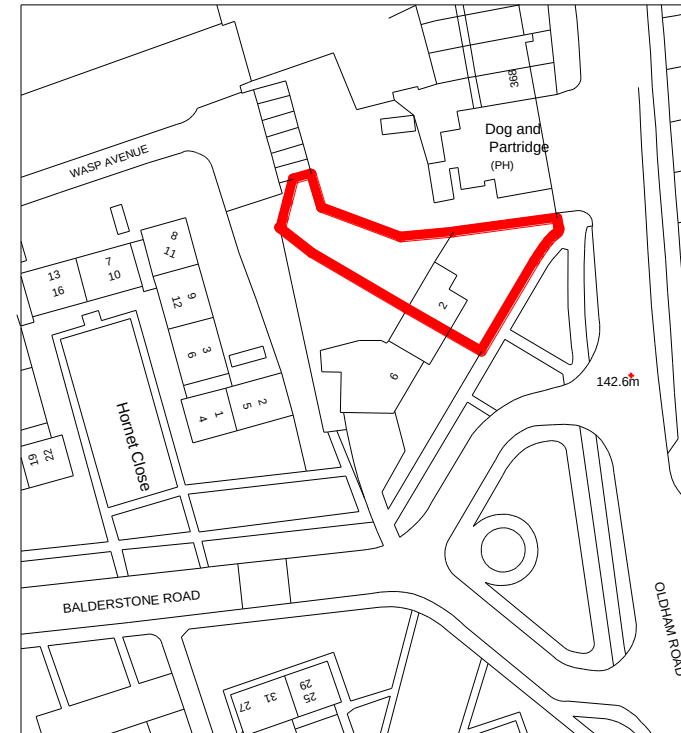
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Introduction

This design and access statement is provided to support the submission of a Planning Application submitted to RMBC for the proposed erection of a proposed detached dwelling adjacent to 2 Balderstone Road, Rochdale.



Site Photograph



Site Location Plan



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1.0

Site Location

1.1 Site Location and Context

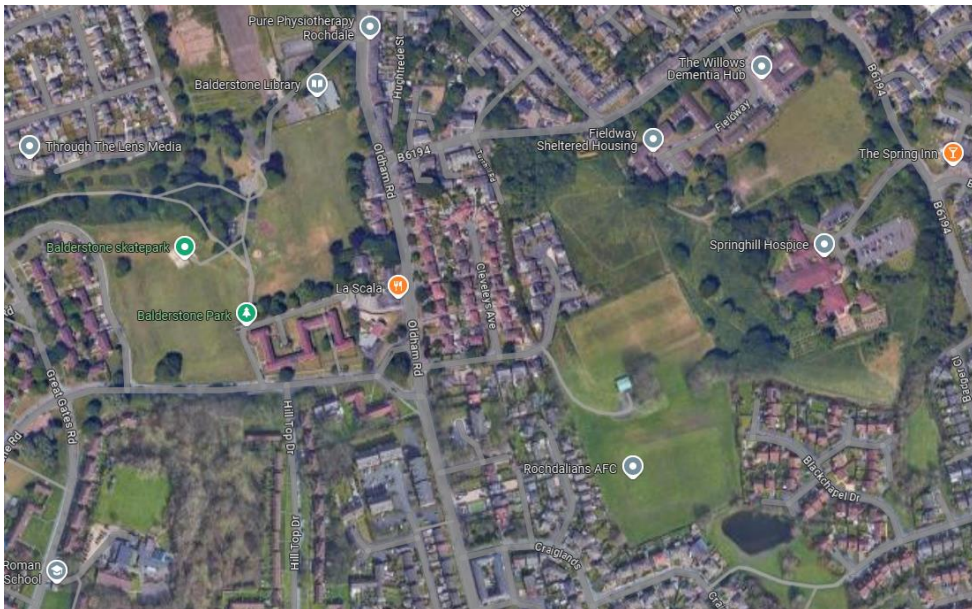
1.3 Local Area

1.1 SITE AND CONTEXT

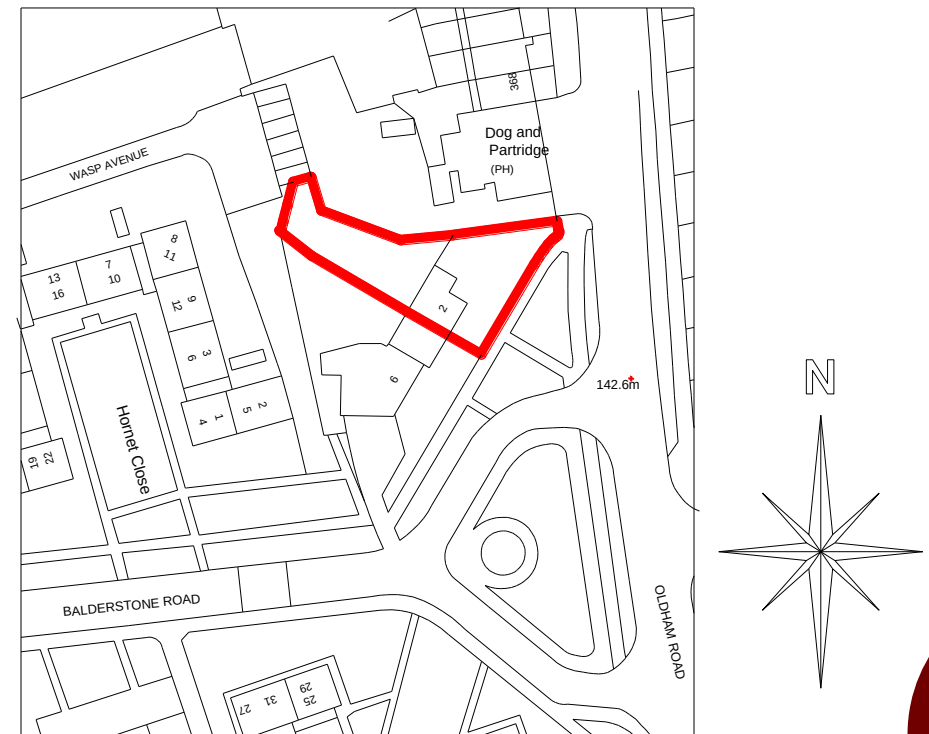
The site is located along off Balderstone Road adjacent to Oldham Road. The proposal site consists of open garden space associated with 2 Balderstone Road.

Surrounding area focuses heavily on residential use with brief examples of commercial buildings / properties in the area such as La Scala Restaurant, A4 Dental and Craigland Newsagents.

The site belong to the defined urban area as outlined by the local authority and benefits from excellent transport connections given the proximity of the site to Oldham Road, a strategic highway connecting Rochdale Town Centre to Royton and other districts around the Rochdale Border such as Burnedge and Buersil.



Street Scene Photograph



Site Location Plan

1.3 LOCAL AREA



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2.0

Proposal and Design

2.1 Pre Application

2.2 Orientation and Layout

2.4 BNG Statement

2.5 Appearance and 3D Views

2.6 Parking and Servicing

2.1 PRE APPLICATION

Pre Application

Prior to this Planning Application submission, a pre application enquiry had been submitted which sought consultation with RMBC Planning Department over the proposal to erect a new dwelling alongside 2 Balderstone Road. The Pre Application response received provided comments mainly relating to overall design and internal layout alterations, specifically:

- Principle bedroom (Master Bedroom) within the loft space should be afforded better outlook than roof lights;
- The use of white render to the porch area should be avoided and instead should reflect the porch area of 2 Balderstone Road;

Overall the pre app response is considered positive and suggests acceptability of the overall proposal and principle of the development. The pre application response concluded with the following statement:

Subject to consideration of the points raised above to be reflected in the final design of the proposed dwelling, the proposed concept is considered to be acceptable overall.



Proposed Pre Application Concept Image



Proposed Pre Application Scheme Street Scene

2.2 ORIENTATION AND LAYOUT



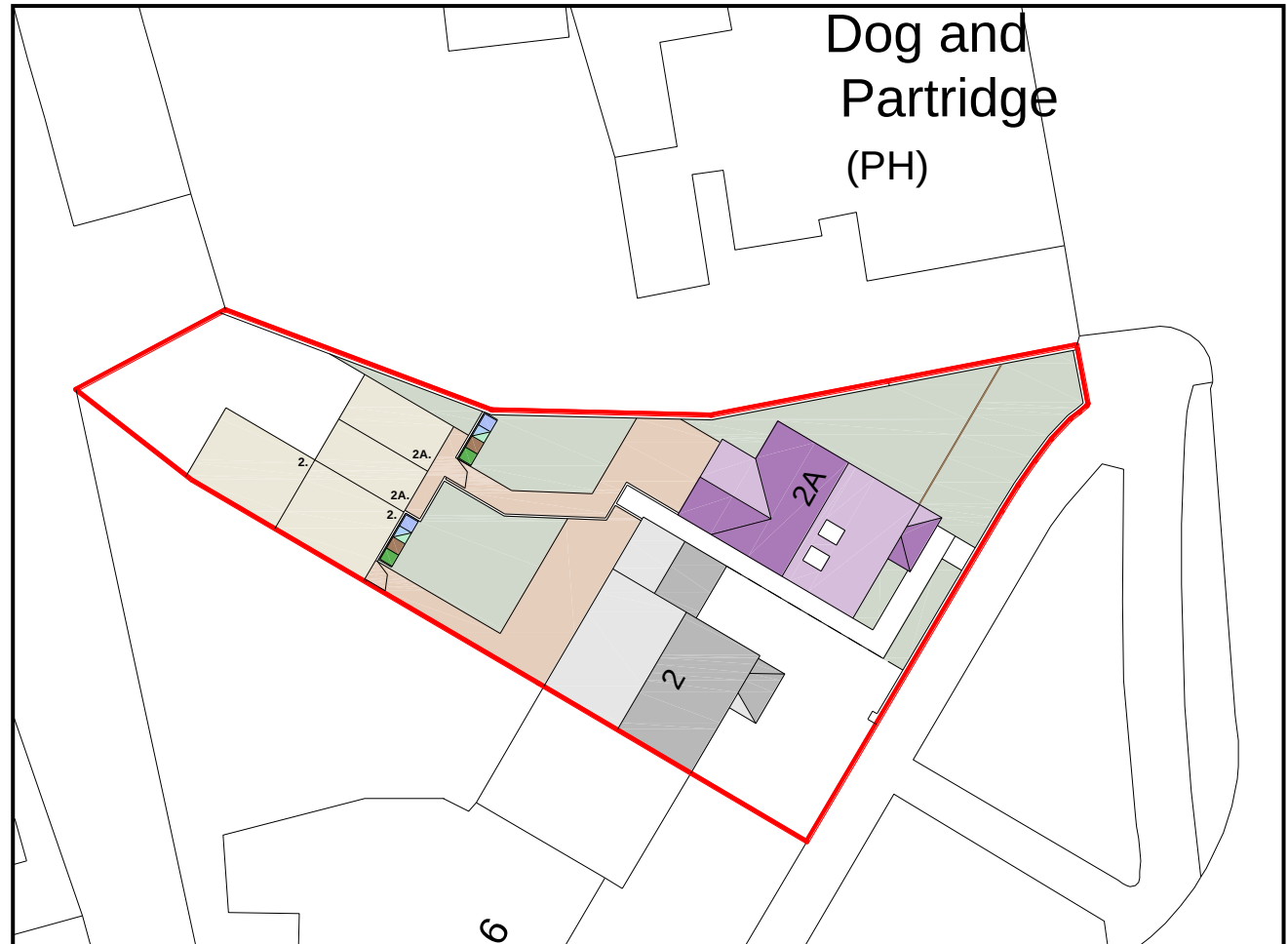
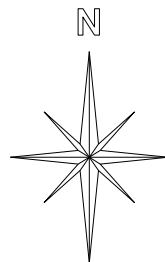
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Site Layout

The proposed site layout looks to broadly reflect the layout of 2 Balderstone Road and other dwellings along the same row with a frontage overlooking Oldham Road and garden space to the rear. Given the front landscaped area adjacent to the site, it is not possible for vehicular parking to the front of the site therefore it is proposed that parking for not only the proposed dwelling but also 2 Balderstone Road is formed at the rear area of existing garden space to be separated as illustrated in order to afford 2x parking spaces for each dwelling accessed off Wasp Avenue; these parking spaces are provided direct access to the respective private rear garden spaces which also link to a shared side access between both 2 Balderstone Road and the proposed dwelling.

Ample space is provided to the side of the proposed dwelling in order to maintain separation between the proposed dwelling the neighbouring La Scala restaurant building.

Overall the proposed layout is familiar to the surrounding properties and maintains the overall character of the existing site while making sustainable use of vacant land area.



Proposed Site Plan

2.2 ORIENTATION AND LAYOUT

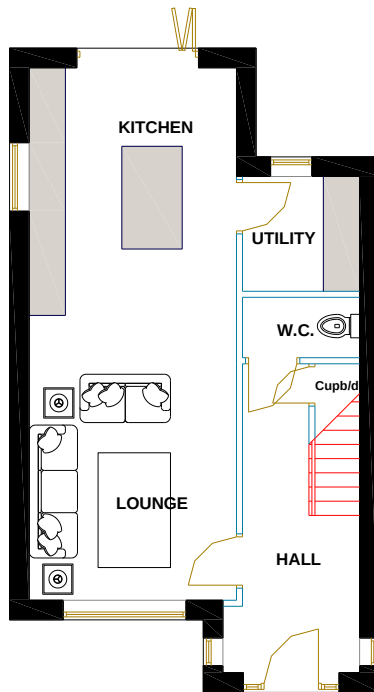


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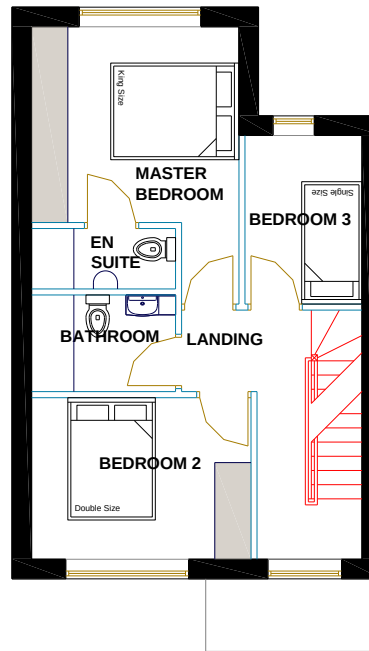
Internal Layout

The proposed internal arrangement of the proposed dwelling looks to adopt a modern layout offering open plan living, kitchen and dining to the ground floor with w.c space and utility room off the kitchen area. The first floor offers 3 bedrooms; king master bedroom with en suite, double bedroom and single bedroom with family bathroom. In addition to the first floor, a double bedroom is also provided to the loft space.

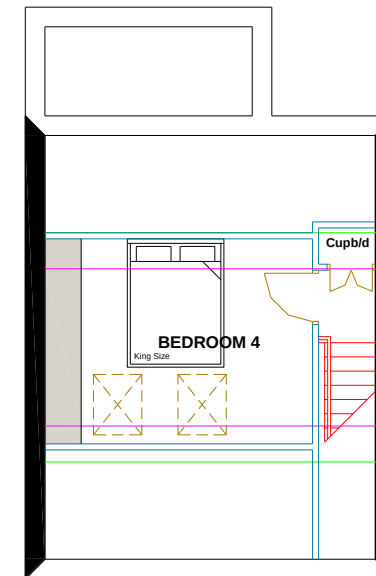
The internal arrangement and spacing has been designed to meet the requirements of nationally adopted space standards which requires 103m² for a new 5person, 4bed dwelling; the proposed dwelling achieves 112m².



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

2.3 BNG STATEMENT

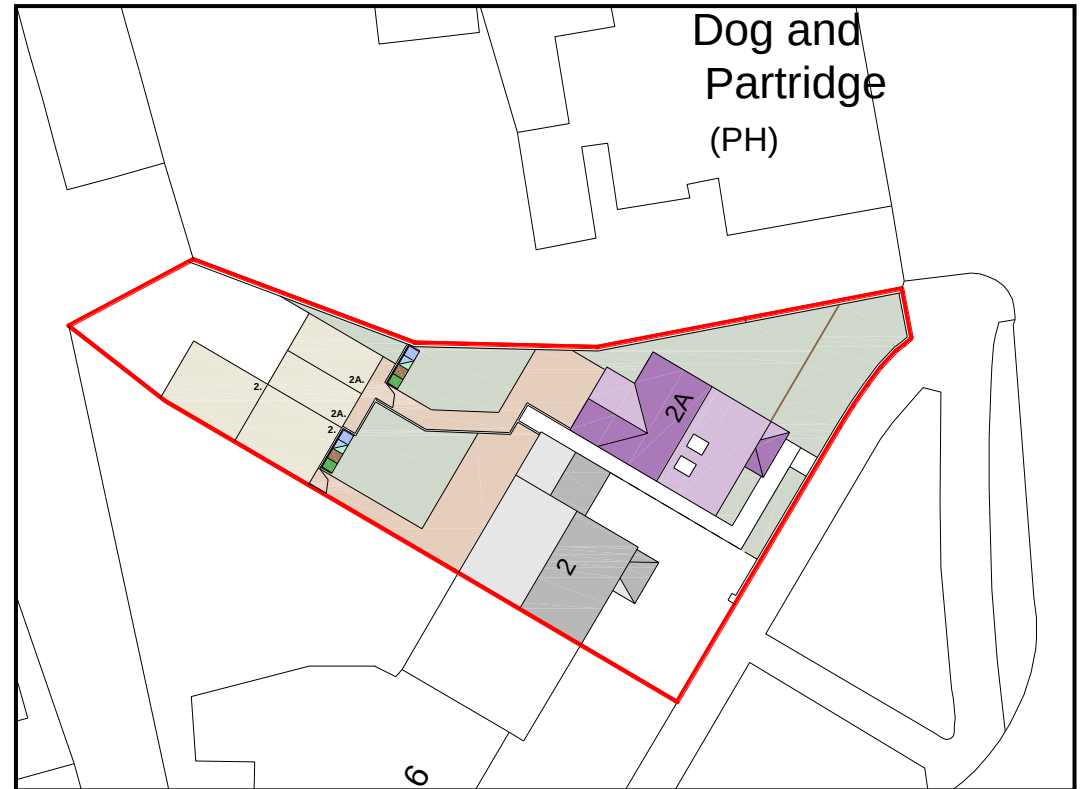
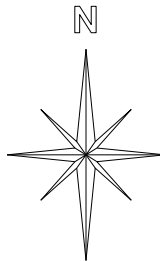


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BNG Statement

The existing site consists of maintained (mowed) lawn garden space with no significant landscaping features such as trees, drystone walls, hedges etc. the lawn space is used by the owners of 2 Balderstone Road and contributes very little with regards to bio diversity. The lawn and garden space is not considered habitat space for species and therefor should be exempt form Bio Diversity Net Gain requirements subject to the de minimis exemption

- *the development must not impact on any onsite priority habitat; and*
- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)*



Proposed Site Plan

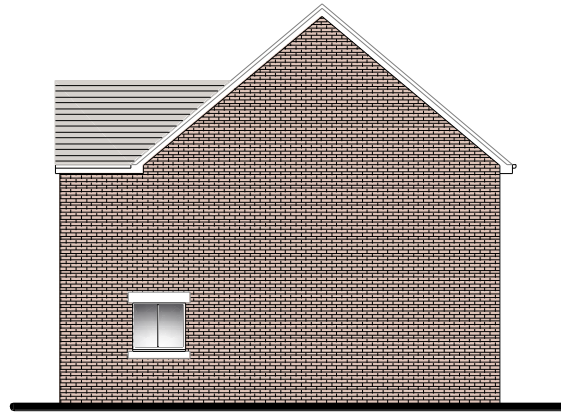
2.4 APPEARANCE AND 3D VIEWS



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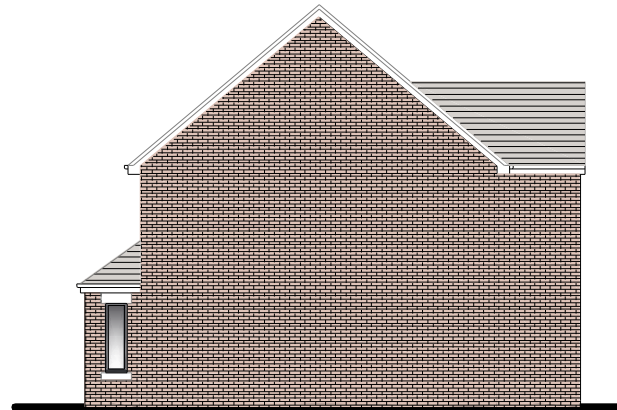
Proposed Front Elevation



Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2

Appearance

The proposed dwelling adopts an aesthetic that reflects the adjacent dwellings and the area as a whole utilizing facing brick facades throughout with stone heads and cills to window and door openings.

The roof is to be finished with a concrete tile to match other dwellings and buildings in the area with black guttering and eaves boards.

The resulting dwelling provides a traditional dwelling design that sits comfortably within the site and matches the existing build character in the area.

2.4 APPEARANCE AND 3D VIEWS



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Proposed Street Scene Image

2.5 SERVICING

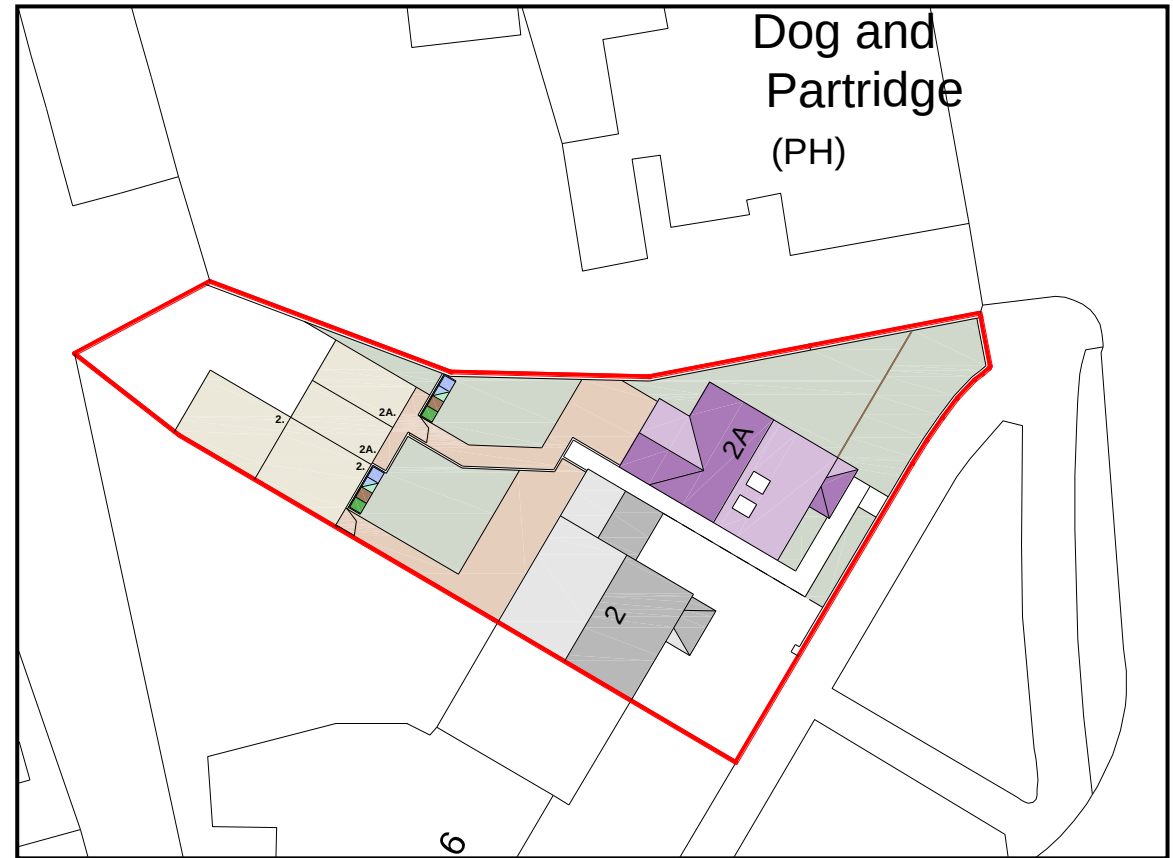
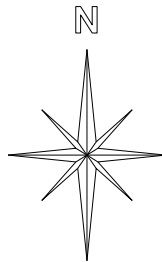


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Servicing

Bins are to be situated within the rear garden space of the proposed dwelling with a new shared access path running between the proposed dwelling and 2 Balderstone Road which allows for access to the frontages and front of the site off Oldham Road. The bins can then be positioned along either Balderstone Road or Oldham Road on bin collection days as required.

Due to the restricted access for large vehicles along Wasp Avenue, the proposal therefor does not propose bin collections are to be made via Wasp Avenue.



Proposed Site Plan

