

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



Planning Statement December 2023

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 in between the gable elevation of the main dwelling and the west facing garden boundary.

The annex is single storey with masonry walls and a tiled pitched roof, 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 which is accessed directly from the access road.

A certificate of lawfulness (23/00799) for a detached outbuilding has recently 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.

THE SITE

Site Context

The application relates to no. 1 Ramsden Farm, located on a private road between Roundthorn Road and St. Dominics Way/Brookbank Close, Alkrington. The site falls within an area designated as a Greenspace Corridor on the Rochdale Unitary Development Plan Proposals Map, and forms a peripheral part of the wider corridor which runs between the southern bank of Wince Brook up to the built-up edge of Alkrington Garden Village.

The subject property is one of four detached dwellings approved under application ref: 16/01302/FUL and is located on the site's western boundary. Nos. 1 and 4 (at either end of the road) benefit from detached garages which are set forward of the houses and face inwards, perpendicular to the primary building line.

Located to the west of the dwelling lies nos. 42 to 52 St Dominics Way which form collection of large detached and semi-detached two storey dwellings.

Beyond the rear of the plot lies open land while adjoining its front garden lies the private access road. Beyond this access road lies open land.

The other three properties which make up the development have benefited from planning permission to secure the approval of outbuildings. Each outbuilding lies within the rear garden area and details of them are confirmed below:

- 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).



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- 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, the precedent for large detached outbuildings within gardens of this small residential development has been established.

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 rear.

Boundary Conditions

South/south east – Open frontage to the access road

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.

The annex stretches along the west facing garden and its main front elevation faces across the existing driveway which will allow easy accessibility. Having the annex in close proximity to the main home maintains connection between it and the existing home, 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, dark grey window frames with decorative sandstone lintels. The internal spaces are well lit through the addition of rooflights and generous doors and windows openings. The bi-folding doors which would serve the lounge face towards the towards the gable elevation of the main dwellings and its rear garden. The roof of the proposed annex is finished in tiles to match the dwelling. The gable wall of the annex which would face towards the west facing boundary contains no openings.



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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).

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 rear 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. Whilst the annex would be visible from the private access which serves the development, it is recognised that it would be replicating what is a common feature of the other dwellings within this development insofar that they contained sizable outbuildings. As such, it is considered that the scale of the outbuilding is acceptable insofar as it would be in keeping with the dwelling



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and it would be subservient to the host dwelling. It certainly would be the case that the visual impact of the outbuilding would be limited due to its position and size.

In terms of 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 fenestration within the outbuilding is considered to be appropriate within its size, position and design. Although the use of rooflights is not typical of local character, it is considered that it would introduce an appealing and acceptable feature.

The proposed development will be constructed with materials that match the materials present on the host dwelling such as the brick, concrete tiles and sandstone cills. The materials used will appear in keeping with the design language of the host property and the wider street scene.

Access between the front and the rear of the dwelling is retained, meaning that bins can be appropriately stored to the rear of the dwelling away from public viewpoint.

In light of the above, it is considered that the proposed outbuilding would not appear as an incongruous addition but would appear in keeping with the character and design of the host and adjacent dwellings. The proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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 34 & 36 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 residents who reside at 34 & 36 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 and other recreational spaces 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 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 in the same location as the annex which formed part of the application (23/00272) and its design and scale remains unaltered. It is considered that the proposed outbuilding would not overshadow or have an overbearing impact on any of the neighbouring properties and it can be concluded through the Case Officer report for 23/00272 that this view is shared by the Local Planning Authority.

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:



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(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.

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



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The proposed outbuilding is well designed and the proposal adheres to the adopted SPD Guidance, policies DM1 and P3 of the Adopted Core Strategy (2016), saved UDP policy G/8 and Chapter 12 of the NPPF. On this basis, the application should be approved.



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