



CHORLTON PLANNING LTD

Town Planning & Development Consultants

**APPLICATION FOR MINOR MATERIAL AMENDMENT TO
PLANNING APPLICATION REF: 16/00381/FUL FOR THE
DEMOLITION OF AN EXISTING BUILDING AND THE ERECTION
OF A DWELLING HOUSE**

**ALSO INCLUDED IS AN APPLICATION TO DISCHARGE THE
CONDITIONS ATTACHED TO PLANNING APPLICATION REF:
16/00381/FUL**

**MILL HOUSE FARM, OVERTOWN LANE, NORDEN, ROCHDALE,
OL12 7TQ**

PLANNING STATEMENT

**Prepared by Chorlton Planning Ltd
On behalf of Mr K McDonnell**

A2080

March 2021

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PREAMBLE

Planning Application 16/00381/FUL for a new dwelling house was approved in 2016.

An application to discharge the conditions attached to the planning approval was submitted in November 2018 but following discussions with the planning case officer was withdrawn in March 2019.

A non-material amendment application to planning application 16/00381/FUL was submitted in November 2020 but following discussions with the planning case officer has not yet been decided

Following advice from the planning case officer the current application is for a minor material amendment to the original application. This supersedes the non-material amendment application referred to above.

As the discharge of the conditions to the original application need to take into account the amendments then these have been included within the current application. It is hoped that they can be dealt with together as part of one application.

THE SITE

The site is located to the east of Overtown Lane, some 350 metres to the north of its junction with Edenfield Road (A680).

The overall site is comprised of some 1.4 hectares

The original Mill House Farm has been demolished and replaced by the house that was the subject of planning approval 16/00281/FUL

The house is situated in an elevated position immediately adjacent to Overtown Lane on the site's western boundary.

The driveway to Mill House Farm rises in a sweeping curve through the wooded area ending in an extensive flat tarmacked parking/circulation area to the rear of the house.

The site is well wooded, especially around the perimeter, with open areas to the front and side which are overlooked from the house.

The site is surrounded by open countryside, apart from a housing site to the north. Beyond the open area to the north west is Naden Brook and the Greenbooth Reservoir.

BACKGROUND

Following the granting of planning permission, the new dwelling was constructed and it is now occupied by the applicant and his family.

As the house was being built, it was realised that minor amendments were required to the layout of the building to accommodate the needs of the family and to comply with building regulation

and construction requirements, in particular the need for adequate insulation. Consequently, alterations to the design of the building were made.

THE AMENDMENTS

The footprint of the building and the general layout are unaffected. The alterations have resulted in amendments to the elevations of the building and some of the ground works. The overall height of the building and the ground floor levels, are all in accordance with the approved plans.

The current application seeks permission for the following:-

1. Alterations to the shape and position of the windows in some elevations.
2. A door has been introduced into the east elevation to improve external access to a living room in the lower level which could be used as a home office. Originally the ground floor would have covered part of this area. Stonework has now been introduced, which in effect creates the appearance of a three-storey element, not a two-storey element.
3. On the upper balcony which is extensive and covers three of the upper elevations, one of the walls has been increased in height in order to accommodate adequate insulation and for construction and building regulation purposes. This has resulted in the glass balustrade being raised accordingly by approximately 500mm. This has resulted in other changes to the front elevation, in particular the deep fascia boarding that ran the whole length of the building, now only covers two thirds due to this increase in height.
4. Some of the landscaping to the rear of the building (south elevation) has not been carried out in accordance with the approved plan. The ground form is somewhat lower than that shown on the plan, again resulting in what looks to be a three-storey building, whereas it only appears as a two storey building from a distance.
5. The curving access to the building has been altered in that the lower part has been widened to accommodate vehicle parking. This is to allow parking at the lower level in icy conditions to obviate the need for vehicles to access the upper levels. It also provides easier parking for access to the lower living areas.

Full plans showing what was approved and what has been built accompany the application.

PLANNING POLICY CONTEXT

The original planning application was considered under policies contained within the Rochdale Unitary Development Plan. This has now been superseded by the Rochdale Core Strategy adopted in October 2016.

Although a larger number of UDP planning policies were relevant for the original application, the following more limited Core Strategy planning policies are relevant to the amendment application.

- Policy SO3 - improving design, image and quality of place.
- Policy P1 – improving image.
- Policy P3 – improving design of new development.

The proposed development will also be assessed against advice contained within the National Planning Policy Framework (NPPF) and advice contained within Rochdale Council's Supplementary Planning Documents 'Residential Design Guide' (2007) and the emerging Greater Manchester Strategic Framework.

Policy SO3 – Improving Design, Image and Quality of Place

The policy lists a number of criteria, including:

“1. Raising design quality and promoting sustainable developments”.

The design of the building is of the highest standards and the concept and details of the design were dealt with at the full planning application stage.

The building is of modern design with use of stone, steel and glass and appears as a series of cubes set within the open garden landscape. The changes are largely limited to the elevations and do not prejudice the concept or architectural merit of the original design.

Policy P1 – Improving Image

The policy requires:

“... high quality design in all new developments and this will be particularly important in the following areas, which are crucial to the image of the borough”.

The policy lists five key areas which mainly relate to gateway and prominent sites within the borough but also embrace the general improvement to the image of the borough by good design elsewhere. Criteria a state:

“We will ensure new development improves the image of the borough by requiring design which is of a high standard, demonstrating innovation and originality;”

The dwelling will fall within the definition of high value housing which is an important addition to the borough's housing stock. High value housing helps to support economic growth and rebalance the economy. High value housing goes hand in hand with high quality architecture. As referred to above, the standards of architecture are high and this type and quality of dwelling will enhance the image of the borough.

Policy P3 – Improving Design of New Development

The policy requires all new development, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. It lists a series of design principles that should be adhered to wherever relevant, including enhancing the boroughs identity and sense of place, by respecting context where it is positive, ensure that buildings can be easily adapted to meet future/alternative needs of the occupants, designing buildings and spaces so that quality and appearance can be maintained over time.

As referred to above, the dwelling is of a high standard of design which respects its context and has been designed to accommodate the changing needs of the future occupants. Some of the amendments have taken this into account resulting in improvements to the wellbeing of the

current occupants. The building is designed in such a way, that it can be easily amended to accommodate the needs of future occupants.

DESIGN

Amount, Size and Scale

The scale and massing of the dwelling will be unchanged.

Landscaping

The approved scheme included extensive landscaping around the dwelling itself and within the woodland area. Full details were contained within the landscape plans prepared by Rycroft Associates. The intention is that the building design and landscape design will be seen as an entity, each complementing the other.

The amendments include minor changes to the approved landform and landscaping. Within the context of the overall site these are relatively minor and do not undermine the original landscape concept. Heavy planting will be introduced to the north east corner of the building where it is close to the driveway and low walls will be introduced as necessary.

Appearance

The scheme, including the amendment, demonstrates the highest standard of architecture with innovative use of modern design and materials. The result is a building of significant importance that respects and enhances the landscape and visual qualities of the site.

The walls are a mixture of natural stone and steel pillars, with large areas of glass and zinc panels. The roof is covered in zinc. The parking and circulation areas are paved and include a sustainable drainage system to reduce excessive surface water run-off. Stone walls and other features form part of the open landscaping.

ACCESS

The existing private driveway has been retained and additional parking spaces added to facilitate access to the lower floor and in icy conditions.

DISCHARGE OF CONDITIONS

This application is for the discharge of conditions 3,4,7,8,9 and 11 attached to approve planning application 16/00381/FUL. However, they take into account the amendments referred to above and should relate to the minor material amendment application which, if approved will supersede the original approval.

Condition 3. – The external walls and fascias will be;

Ashlar and natural sandstone by Rand and Asquith Stone Supplies of Brighouse. Photos are attached.

Zinc – VM Quartz plus standing seam zinc cladding – colour: Anthra zinc. Photos are attached.

Condition 4.- Freestanding panels of stonework and ashlar stone were constructed on site in January 2018 and agreed with David Allen. Photos are attached.

Condition 7. – The work to the existing access and car parking areas will involve planing off existing tarmac wearing course, applying a tack coat and finish with new 40mm surface course (10mm stone)

The new parking areas to be constructed of a 30 mm wearing course, 10 mm size open- grade macadam; 74 mm base course, 40mm single course macadam on road base/granular fil.l

Surface water drainage will be connected to existing gullies/eco drains.

Condition 8 - Landscaping proposals are provided as part of the site plan – as built - drawing number 3396, dwg 14, dated May 2020

Condition 9 - A plan illustrating the proposed boundary treatments is attached – drawing number 3396-01

Condition 11 - 4 tree mounted multi-purpose bat boxes will be positioned around the site remote from the property itself. The external lighting to be installed will be sensitive to the presence of nocturnal wildlife.

Further information can be provided as necessary

Chorlton Planning
March 2021