

Steven Abbott Associates LLP
Chartered Town Planners

PLANNING STATEMENT

Single Dwelling on Land Adjacent to 962 Edenfield Road, Norden

Jackson, Jackson Ltd

January 2024



REPORT DETAILS

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RTPI

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APPENDICES

- Appendix 1. Copy Certificate of lawful commencement under planning permissions D38689 and D46037 and approved plans.

1. INTRODUCTION

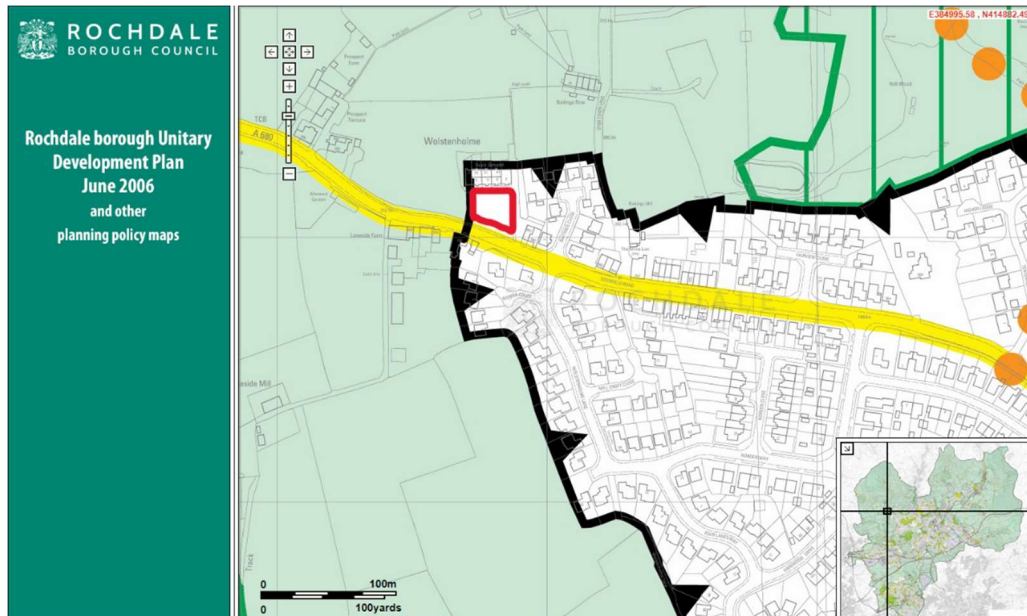
- 1.1 This Statement has been produced to support a full planning application for a single dwelling. It provides a proportionate and objective assessment of relevant planning matters. Other design and technical matters have been dealt with by the scheme architects/agent, CJ Partnership.
- 1.2 This Statement deals with planning policy matters and other material planning considerations, including the planning history of the site.
- 1.3 The Statement is structured as follows:
- Introduction
 - The Proposed Development
 - The Site and Surroundings
 - Planning History
 - Planning Policy Considerations
 - Planning Assessment
 - Conclusions
- 1.4 This Statement will demonstrate that the proposed development is consistent with the Local Plan, and with national planning policy, and that there are no material planning considerations that would militate against the grant of planning permission.

2. THE PROPOSED DEVELOPMENT

- 2.1. The proposed development is a two-storey dwelling house with a relatively simple rectangular form. The design approach/principle has sought to provide a contemporary building reflective of the elongated forms of immediately local terraced cottages and barn structures associated with nearby traditional farmsteads.
- 2.2. Relatively traditional facing materials are proposed with the principal wall material being stock brick (red/multi) – the walls will be relieved by brick panelling and natural timber (larch/oak) cladding. The roof will be finished in natural slate.
- 2.3. Windows and doors will be high performance (timber/aluminium) and will be coloured dark grey.
- 2.4. The proposed dwelling will be centrally located within the site and will be constructed to reflect the sloping topography of the site. This will ensure the dwelling floor level will be approximately 1.4 metres below the floor level of existing terrace properties located to the north of the application site.
- 2.5. Access to the dwelling will be taken from the private roadway serving the existing properties at brick ground.
- 2.6. Existing soft landscaping features in form of trees and hedgerows will be retained and augmented along the site boundaries.
- 2.7. The dwelling will provide circa 370sq m (3980sq ft) of living accommodation and has been designed to a high standards in order to meet aspirational demands for larger and high quality/high value dwellings.

3. THE SITE AND SURROUNDINGS

- 3.1 The site comprises an area of land of approximately 0.095ha. It is an area of rough ground which contains the foundations and base wall of a dwelling (the planning history will be explained in the subsequent section of this Statement). As such it is considered to meet the definition of previously developed land.
- 3.2 The site is located within the defined urban area/settlement boundary of Norden as defined by the adopted Local Plan. There is an existing traditional housing terrace located to the north of the application site. More modern suburban housing lies immediately to the east and south of the application site. The suburban housing development to the east was developed in the early 2000's.
- 3.3 The site is located around 900 metres to the north-west of the Local Shopping Centre at Norden where there is a good range of shops and other day-to-day services. There are schools, medical facilities and areas of open space/recreational facilities readily available locally. Edenfield Road, which fronts the application site, is a bus route with a number of services operating to Rochdale.
- 3.4 The western boundary of the application site adjoins the boundary of the Green Belt. The location of the application site is highlighted on the extract from the Local Plan Proposals Map below.



4. PLANNING HISTORY

4.1 Outline planning permission was granted for the erection of one dwelling at the application site – ref: 01/D38689.

4.2 Approval of reserved matters was granted on 22 November 2005 – ref: 05/D46037.

4.3 Subsequently (following the submission and approval of details required by condition) a material commencement of the approved development of one dwelling was commenced – the foundations, slab and base of the walls were constructed.

Subsequently in 2022 a certificate of lawfulness was sought and issued for the lawful commencement of the development under planning permissions D38689 and D46037 – copy attached as Appendix 1.

4.4 The planning permission granted under those references remains extant and capable of lawful implementation. Copies of the approved plans are also provided as Appendix 1.

4.5 That approved development provides a realistic fallback position and confirms the acceptability in principle of a single detached dwelling at the application site. The current planning application does not fundamentally change the description, amount or type of development proposed for the site. Indeed, the current proposal merely seeks approval for a variation of the design approach to the development of a single dwelling on the site.

5. PLANNING POLICY CONSIDERATIONS

5.1 Relevant planning policy is provided by the following documents:

- The National Planning Policy Framework – December 2023;
- The Rochdale Core Strategy – adopted 19 October 2016;
- The Rochdale Borough Unitary Development Plan 1996-2016.

National Planning Policy Framework (December 2023)

5.2 Paragraph 2 – applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions.

5.3 Paragraph 7 – *“the purpose of the planning system is to contribute to the achievement of sustainable development”*. This includes the provision of new homes in a sustainable manner and in sustainable locations.

5.4 Paragraph 8 – indicates that achieving sustainable development means the planning system has three overarching objectives (economic, social and environmental), which are interdependent and have to be pursued in mutually supportive ways. The proposed development will meet all three of these roles, particularly the economic and social roles, by adding to the supply and choice of readily deliverable housing in a sustainable location.

5.5 Paragraph 9 – *“planning policies and decisions should play an active role in guiding development towards sustainable solutions, put in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”* This Statement will set out specific local development needs and opportunities identified in the Local Plan with particular reference to the delivery of larger higher value dwellings.

5.6 Paragraphs 11 and 12 – set out and explain the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

5.7 Paragraph 47 – *“planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.*

5.8 Paragraph 60 – confirms that the government has an objective of significantly boosting the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed to meet housing needs including the needs of groups with specific housing requirements.

5.9 Paragraph 124 – planning decisions should, amongst other things: – (c) give substantial weight to the value of using brownfield land within settlements to provide new homes and support appropriate opportunities to remediate degraded or derelict land; (d) promote and support the development of under-utilised land and buildings, especially if this would help to support meeting identified needs for housing.

Local Planning Policy

5.10 The Rochdale Adopted Core Strategy (“the CS”) is the lead document in the local plan and it includes plans and policies to help deliver new homes, employment land and for the protection from development of certain land.

5.11 The CS has strategic objectives a number of which are relevant to the current application:

- SO2 – to create successful and healthy communities: – this includes delivering sufficient housing to meet demand; improving the range of housing to meet everyone's needs and aspirations (including for more high value housing); creating well designed desirable housing areas to retain and attract residents; focusing housing growth where else to deliver regeneration and economic growth; ensuring that new housing is supported by community facilities, service infrastructure, open space, etc.

- SO3 – to improve design, image and quality of place: – this includes raising design quality; improving gateways into the borough; creating new identity and character where it is lacking.
- SO5 – to improve access ability and deliver sustainable transport: – this includes directing development to the most accessible locations of those that can be made more accessible by public transport.

5.12 The following policies of the CS are of relevance to the current planning application:

- SD1 – Delivering Sustainable Development. This policy reflects the presumption in favour of sustainable development contained in the national planning policy framework and confirms that the Council will always work proactively to secure development that improves the economic social and environmental conditions in the area. Policy SD1 states that planning applications but the accord with policies in the Local Plan will be approved without delay unless material considerations indicate otherwise.
- SP1 – Rochdale Borough’s Role in the City Region. This policy confirms that Rochdale Borough will contribute to the success of the Manchester City region and the north-west by playing its part in the delivery of sustainable development to meet national and sub regional objectives for housing and employment growth. Amongst other things this will include promoting the borough as an attractive location for housing; and providing improved housing quality and choice by working with the private and public sector.
- SP2 – Spatial Strategy for the Borough. The application site is located within the Pennine fringe in the north of Rochdale borough. Within the Pennine fringe an appropriate scale of new housing and other development is promoted.
- C1 – Delivering the Right Amount of Housing in the Right Places. Policy C1 sets out a series of mechanisms to secure the delivery of new housing including: maximising the potential of previously developed

sites within the urban area (to achieve target of 80% of new housing on previously developed land); and, ensuring that sites for housing are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

- C3 – Delivering the Right Type of Housing. This policy recognises that widening housing choice will broaden the appeal of the borough and assist in meeting the needs of existing residents and help attract new residents, both of which are seen as key to supporting economic growth and prosperity. To do this the policy seeks to ensure that, amongst other things, new development provides housing types that take account of local needs and aspirations, improves the supply of larger and higher value housing in the borough, produces attractive places through high standards of design and layout and promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character. With reference to the north of the borough Policy C3 has a specific focus on providing a range of higher value housing to attract and retain residents: – low density development is supported if it delivers high value dwellings of a type and size that are currently in short supply across the borough. Supporting text at paragraph 8.22 refers to evidence arising from the background Strategic Housing Market Assessment (SHMA) which showed that people planning to move over the next few years would prefer to move to a detached or semi-detached property and identified a mismatch between the supply and demand of certain property types within the borough. The supporting text recognises the importance of creating and maintaining an attractive housing market through the delivery of these types of properties (larger higher value homes). Paragraph 8.25 explains this aspect of policy: – *“the overall need to provide larger homes and more detached and semi-detached properties evidenced above may lead to some lower density development on appropriate sites. Higher density development should be focused in those areas that can sustain higher densities.”*
- P1 – Improving Image. This policy seeks to secure high quality design in all new developments. This will include a requirement for good quality design which demonstrates innovation and originality as well

as general promotion of the development and re-use of under-used land – presumably as a recognition that under-used and vacant urban land can detract from the attractive character and image of different parts of the borough.

- P2 – Protecting and Enhancing Character, Landscape and Heritage. Part of this policy seeks to protect and enhance local character and the distinctiveness of housing areas. The context of the application site is somewhat varied in terms of local character with a mix of some traditional buildings and building groups alongside more modern suburban type housing. The Design and Access Statement produced by CJ Partnership deals with these aspects, and it is self-evident that the scheme is based on a sound understanding and appreciation of the local context and character and displays a high quality of design in terms of form, detailing and the palette of materials chosen.
- P3 – Improving Design of New Development. The policy reiterates the requirement for high design standards on new developments and provides a list of design principles. CJ Partnership are a locally based award-winning architectural practice who have been designing schemes in Rochdale for many years. They are highly attuned to the design principles set out in Policy P3 and associated Supplementary Planning Documents and have brought their usual high standards of sensitive contemporary design to the current scheme.

5.13 There remain several legacy policies within the Unitary Development Plan (“the UDP”) which are part of the adopted Local Plan notwithstanding the age of that document. They can be summarised briefly below:

- G/SP/1 – Urban Concentration and Regeneration. New development is to be concentrated within the defined urban area with a sequential/priority approach with vacant or underused buildings in the urban areas as first priority, previously developed sites second and other vacant land next.
- G/D/1 – Defined Urban Area. The policy confirms that the Urban Area is defined on the UDP Proposals Map – as confirmed at paragraph 3.4 above the application site is within the defined Urban Area.

- G/H/1 – Housing. In terms of the provision and delivery of new housing, this policy of the UDP places the emphasis on making efficient use of previously developed land.
- H/3 – Residential Developments Outside Allocated Sites. This policy recognises the important contribution to housing delivery made from non-allocated/windfall sites and provides criteria for the determination of planning applications for windfall housing proposals. These are:
 - a) The site is on previously developed land;
 - b) The site is well located in terms of access to jobs, shops and services by modes of transport other than the car;
 - c) the development provides a mix of dwellings in terms of type and size – whilst this is not directly relevant to an application for a single dwelling it is the case not the proposed dwelling will contribute and add to the range of dwellings locally in terms of type and size;
 - d) the proposed development is compatible with the Plans policies dealing with flood risk, unstable land, contaminated land and landfill gas – none of these issues have been identified as relevant issues or risks for the application site;
 - e) the proposed development is compatible with surrounding uses both in terms of its impact on those uses and the impact of surrounding uses upon the amenity of future residents – the application site sits within a predominantly residential area on the proposed single dwelling is wholly compatible with surrounding uses.

6. PLANNING ASSESSMENT

6.1 In approaching a decision on the proposed development, the primary consideration is the Local Plan. The preceding section of this Statement summarises those aspects of the development plan of most relevance to the proposal. The local plan proposals map clearly shows that the application site is within the defined urban area. The key spatial policies within both the UDP and the CS seek to focus new development and new housing within the defined urban area. Furthermore, those key special policies support and promote the efficient and effective utilisation of previously developed land for new housing. The application site lies within the Pennine Fringe in the north of the Borough but is clearly situated within the defined urban area where Policy SP2 of the CS indicates that an appropriate scale of new housing is promoted.

6.2 The site constitutes previously developed urban land in a sustainable and accessible location. As such the Local Plan supports the principle of a single new dwelling on the application site. The delivery of new homes at any scale (including individual new homes) is consistent with the national policy objective of boosting significantly the delivery of new housing and should be seen as a positive planning outcome.

6.3 Policy C3 of the CS deals with the different types of housing required (market and affordable) to meet the needs and aspirations of existing residents and to help attract new residents. Policy C3 states explicitly that the Council will:

- *“Ensure that the supply of larger and higher value housing in the borough is improved”*. At 370sq m the proposed dwelling is a larger/higher value property which is supported and promoted by Policy C3 as a matter of principle. The proposed large dwelling is wholly consistent with the policy thrust to meet the aspirations of people seeking larger higher value properties and the development will assist in maintaining an attractive housing market through the delivery of these types of dwelling.

6.4 Whilst the site is an unallocated windfall site the policies of the CS and the UDP recognise the importance of small and medium scale development to the delivery of new homes. Such recognition is consistent with national policy in the Framework which sets out the importance of small and medium

sized sites to meeting housing requirements as they are often built out quickly (paragraph 70).

6.5 National policy in the Framework and the Local Plan as a whole are supportive of the effective re-use of previously developed and/or vacant urban land. The application site is previously developed vacant land which has laid disused for many years, notwithstanding the extant planning permission. The current application provides a viable high-quality development for this vacant site and will finally bring the site into effective and viable use.

6.6 It is clear that there is strong policy support from the Framework and the Local Plan for the principle of the development of the site for the single dwelling proposed.

Design Considerations

6.7 National planning policy and the Local Plan encourage and require high quality design for all new development. As stated above the scheme architects are locally based award-winning architects with vast experience of working in the Rochdale area. They are highly attuned to the importance of local character and context and have produced a high-quality design approach for the development of the site with full regard to the local context.

6.8 That context is somewhat mixed with the developments in the nearby urban areas including a mix of ages, types and design styles of housing. These include the traditional terrace of houses at Brick Ground and more modern suburban estate development to the east and south. To the west (in the Green Belt) are individual houses and farmstead groups including a number of traditional barns. Design cues have been taken from this local context.

6.9 In terms of facing materials red brick, render, natural and artificial stone are all found locally. The terrace immediately to the north of the application site is red brick (apart from the east end property which has been rendered). The well-established estate to the south (across Edenfield Road is all red brick) whilst the housing development to the east is artificial stone.

6.10 Slate is the prevalent roof material locally although the more recent residential estate developments display concrete tiles in a range of colours.

6.11 Given this mixed context the scheme architects consider it appropriate to reflect a more traditional design approach particularly in terms of the palette of facing materials – red brick walls (with brick and timber relief panels) and natural slate roof.

6.12 The design approach is explained in the Design and Access Statement, and we consider that this demonstrates a locally sensitive design approach. That said the scheme architects appreciate the Local Plan policy aspects which encourage larger and higher value homes to meet the aspirations of current residents and/or those looking to move into the Rochdale area. They have, therefore, adopted a design approach which looks to provide spacious and flexible living accommodation to meet the needs of a modern family. In terms of the external design a high-quality contemporary finish is proposed but based on a simple traditional form and scale building reflective of the local context.

6.13 The design solution is of a high quality and will deliver an aspirational family home. The overall form, scale, design and finish will sit well within the site and the local street-scene and will respect and complement the local context. It is considered that the high-quality aspirational design is consistent with and supported by the Local Plan and by national planning policy.

Local Impacts on Neighbouring Development

6.14 Any development undertaken within an established urban area has the potential to impact on neighbouring properties and it is important that any impacts that do occur are not unacceptable. That is particularly the case with the current application in terms of overlooking/loss of privacy and overshadowing. These aspects have been carefully considered by the scheme architects from the outset of the design process.

6.15 The LPA has produced a Guidelines and Standards for Residential Development SPD (June 2016) which considers a range of issues relating to new housing development. The SPD includes space standards which should be considered in order to avoid causing any significant loss of privacy and/or light for new neighbouring dwellings and existing dwellings (paragraph 4.1 of the SPD). These standards are relevant to the application

site in terms of the relationship of the proposed dwelling to the terraced house to the north.

6.16 The front of those existing houses at Brick Ground directly face the application site albeit that the proposed dwelling is to be constructed at a slab level some 1.4 metres below that of the existing terraced houses. There would be potential for overlooking and privacy issues to arise between the front facing windows of the terraced houses and the rear elevation of the proposed house. For that reason, care has been taken with the rear elevation of the proposed dwelling which contains a limited number of windows at both ground and first floor levels. At ground floor level the windows in the rear elevation serve only secondary areas of accommodation (cloaks/wc; utility; garage). At first floor level the windows in the rear elevation also serve secondary areas of accommodation (landing; gym/studio). Furthermore, the submitted plans indicate that all of those windows will be permanently obscure glazed (something that can be secured by planning condition).

6.17 The SPD provides a minimum space standard of 14 metres between a principal window and any directly facing 2 storey elevation which does not contain a principal window to a habitable room. The layout submitted achieves a 14.2 metre space/distance for that situation at the application site. The SPD also recognises that exceptions can be considered to the minimum standards where circumstances and the density of the surrounding area may indicate that a degree of flexibility is warranted. Whilst the density and pattern of development in proximity of the application site could be said to provide such circumstances warranting an exception to the minimum standard the submitted scheme has ensured that the minimum standard has been met.

6.18 It is recognised that the outlook and context of the existing terraced houses will be impacted by the proposed dwelling but the SPD itself anticipates that *"most new development will have some impact on neighbours"* but the test is that development should avoid *"causing a significant loss of privacy and/or light"*. The issue of loss of light for the occupiers of the neighbouring terraced houses does not arise as the proposed dwelling lies directly to the south of the terrace.

- 6.19 A balanced and objective consideration of these aspects in the context of site circumstances and the SPD guidance indicate that the level of impacts will not be significantly adverse in terms of privacy, overlooking and/or loss of light.

Other Material Considerations

- 6.20 It is well established that the planning history of a site is capable of being a material planning consideration. That is particularly the case where there may be previous planning permission on a site for the same/similar development. As explained above the site benefits from an extant planning permission for a single dwelling house (benefiting from a Certificate of Lawfulness) which is considered to represent a realistic 'fallback' development.
- 6.21 It is also the case that LPAs should approach decision making in a consistent manner. This means that where planning permission has been granted previously for a certain development, subsequent decisions should be reasonable and consistent unless there is clear justification (such as a fundamental change in site circumstances or prevailing policy) for departing from previous decisions. The extant planning permission is a clear indication that the LPA considers the application site to be suitable for the development of a single quite substantial dwelling. In this case there has been no material change in site circumstances and no negative policy change that would justify a different consideration of the proposed development.
- 6.22 The current proposal effectively involves a different design approach rather than a fundamental change to the development proposed. Both the extant planning permission and the proposed dwelling involve two-storey development of substantial scale and form. The overall impacts of the two schemes in terms of general townscape/streetscene impacts and in terms of relationships to the neighbouring terraced houses are very similar. All of that said consideration of the current planning application must be on its own merits and not by contrasting/comparing it to the approved planning permission in terms of design and visual appearance.

6.23 As far as we are aware there are no overriding technical or environmental issues that would render the proposed development unacceptable – e.g. flood risk; impact on heritage assets; trees/woodland. We are informed that any site issues/constraints have been addressed through the design process and that appropriate supporting documentation is to be submitted with the planning application.

7. CONCLUSIONS

- 7.1 The application for a single dwelling relates to an area of vacant, previously developed urban land. The application site is located within the settlement of Norden in the Pennine Fringe of the main urban area. Both national and local planning policies seek to direct new housing development to sites within existing urban areas. Furthermore, Local Plan policies express support for the development of non-allocated windfall sites, particularly where this will involve the effective use of previously developed land. The application proposals are wholly consistent with the objectives, spatial strategy and policies of the CS and UDP which concentrate development within the defined urban area. In particular the current application is consistent with and supported by policies SD1, SP1, SP2, C1, C3 of the CS and policies G/SP/1, G/D/1, G/H/1 and H/3 of the UDP in terms of the principle of development.
- 7.2 The site is a sustainable location within the urban area of Norden. Norden is an area which contains a good range of everyday shops, services and facilities including a designated local shopping centre. The site is reasonably well served by public transport and can be considered accessible and sustainable.
- 7.3 In terms of relevant Local Plan policy for delivering the right type of housing Policy C3 of the CS is particularly relevant. That policy is overtly aspirational in terms of identifying and seeking to address an evidenced need for larger and higher value houses – particularly in the north of the Borough. This aspirational policy is seen as important in addressing mismatches in the housing market between the supply and demand for larger and higher value homes. Maintenance of an attractive and varied housing market is recognised as an important aspect of retaining and attracting residents to the Borough. The application property directly responds to Policy C3.
- 7.4 The site is an underused and unkempt piece of urban land which currently detracts from the local character. The proposed house has been designed by locally based award-winning architects who have vast experience of designing one-off properties for windfall sites of this nature. The design approach taken has been considered and sensitive and reflects both national and Local Plan policies which encourage high quality design. The proposed development is sensitive to the quite varied urban context of the

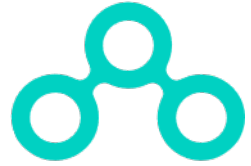
application site and takes cues from that local context in terms of scale, form and the use of traditional materials. The proposals are consistent with Policies P1 and P2 of the CS.

7.5 In terms of relationships to neighbouring properties and the requirement to avoid significant loss of privacy or light the minimum space distances set out in the SPD are achieved. Whilst the development will inevitably change the local outlook for neighbouring properties those impacts will not be significantly adverse. Indeed, it is considered that the high-quality development scheme once constructed will represent a viable and sensitive reuse of this vacant site and will have long term positive impacts for the image and character of the area.

7.6 Finally, it will be important in the decision-making process that due regard is given to the planning history of the site, and particularly the extant planning permission for a substantial single dwelling on the site. A consistent approach to decision making would suggest that the application proposals should be considered wholly acceptable.

7.7 On this basis we consider the application proposals to be wholly consistent with and supported by the Local Plan. Furthermore, the application proposals are consistent with and supported by national planning policy in the Framework. There are no material considerations that suggest planning permission should be resisted and the presumption in favour of sustainable development indicates that planning permission should be granted.

For these reasons it is respectfully requested that planning permission is granted.



Steven Abbott Associates LLP
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Appendix 1





ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Name and address for correspondence:	Applicants name:
CHADWICK & BRACEWELL ARCHITECTS SUITE 502 GLENFIELD PARK 2 BLAKEWATER ROAD BLACKBURN LANCASHIRE BB1 5QH	G. CUDWORTH

Part 1 - Particulars of Application

Date of Application: 12/09/2005

Application No: 05/D46037

Proposal and Location:

ERECTION OF ONE DWELLING
LAND WEST OF 962 EDENFIELD ROAD ROCHDALE LANCASHIRE

Matters for which approval is sought:

Siting, design, external appearance of buildings, means of access thereto and landscaping of site.

Application number of outline permission to which this application relates: 01/D38689

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice that approval has been granted in respect of the details referred to in Part 1 hereof for the purpose of the conditions imposed on the grant of outline planning permission referred to above subject to the following conditions:-

Conditions:

1. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the building(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
2. No building, fence, wall, hedge, caravan or boat shall be placed in the area between the building line shown in blue on the approved plan and the boundary of any highway, without the prior written consent of the Local Planning Authority.
3. There shall not be any direct vehicular or pedestrian access between the site and Edenfield Road.
4. Visibility splays of 2.5 metres by 70 metres shall be provided at the junction of the access road to the site with Edenfield Road. The area of land between the visibility splay and the highway boundary shall be kept clear of all obstructions in excess of 0.6 metre in height.
5. The development must be drained on separate foul and surface water systems. All foul drainage must be connected to the foul sewer and only clean uncontaminated surface water shall be connected to the surface water systems and shall incorporate any on-site storage that may be required by the relevant Authorities.

6. Prior to the commencement of any development, including the felling of any trees, a survey conducted by a person, the identity of whom has previously been agreed in writing with the Local Planning Authority, shall be undertaken to investigate whether the trees and the hedgerows are or have been utilized by bats or barn owls. The survey results shall be passed to the Local Planning Authority. If such uses are established, a scheme for the protection of the wildlife habitat shall be submitted to and agreed in writing by the Local Planning Authority before work commences
7. Notwithstanding the effect of any conditions attached to this permission no trees, hedges or scrub vegetation shall be removed between the months of March to July inclusive.
8. Other than the alterations and works required to form the driveway and parking spaces into the site, the boundary walls and hedgerows around the perimeter of the site shall not be removed or works carried out which could damage them, without the prior written consent of the Local Planning Authority.
9. The area of land 3.00m either side of the proposed driveway, shown on hatched with a black line on the approved plans (ref: 3052.07.A), shall be kept clear of all obstructions in excess of 0.6 metre in height, including any landscaping, planting or vegetation.
10. Any vehicular access gates to the driveway shall be fixed in a manner which ensures that no obstruction of the adjacent access / footway takes place.
11. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, or any equivalent Order following the revocation and re-enactment thereof, the property hereby approved shall not be enlarged or altered in any way, except with the prior written approval of the Local Planning Authority.
12. Before the dwelling is occupied the windows in the north facing elevation of the dwelling, hatched black on the approved plans (ref: 3052.09), shall be fitted with non-opening lights and glazed with obscured glass in accordance with a specification to the prior written approval of the Local Planning Authority and should be retained thereafter.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no windows or other openings, other than those shown on the approved plans, shall be formed in the north facing elevation of the dwelling.

Reasons:

1. In order to ensure a satisfactory appearance in the interests of visual amenity.
2. In order to ensure a satisfactory appearance in the interests of visual amenity.
3. In the interests of road safety.
4. In the interests of road safety.
5. To ensure proper drainage of the site.
6. To ensure the protection of species or habitat protected under the Wildlife and Countryside act 1981.
7. To ensure the protection of species or habitat protected under the Wildlife and Countryside act 1981.
8. In order to protect the natural features within the site in the interests of amenity and conservation.
9. In the interests of road safety.
10. In order to prevent obstruction of the highway.
11. In the interests of the amenity of the occupiers of neighbouring residential properties.
12. In the interests of the amenity of the occupiers of neighbouring residential properties.
13. In the interests of the amenity of the occupiers of neighbouring residential properties.

Date of Decision 22/11/2005

Reason for Decision:

The proposed dwelling would be of an acceptable design and relationship with neighbouring properties and the area in general, in accordance with the requirements of Policies H/3 and EN/2 of the Rochdale Unitary Development Plan

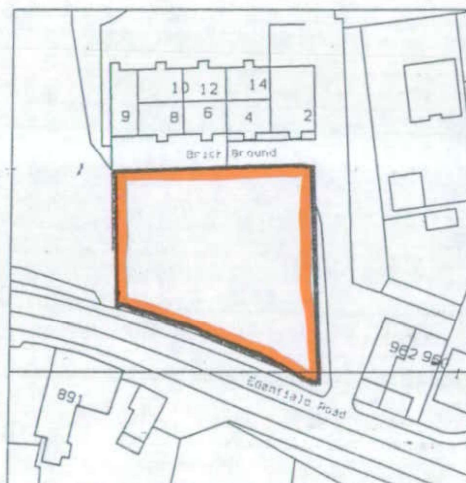
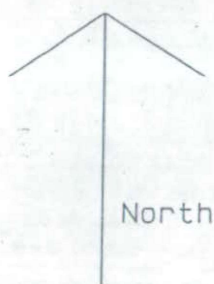
A. Male

Signed on behalf of the Council

- IMPORTANT
1. PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.
 2. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

D46039

ROCHDALE BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
22 NOV 2005
PERMISSION GRANTED
SUBJECT TO CONDITIONS



chadwick+bracewell

CHARTERED ARCHITECTS
PLANNING SUPERVISORS

PROJECT
house at Brick Ground
for Greg Cudworth

DRAWING
location plan

DATE LET REVISION

SCALE 1:1250

DRAWING 3052

NUMBER 01

REVISION

DATE 29 04 2005



Suite 502 Glenfield Park 2
Blakewater Road
Blackburn

BB1 5QH

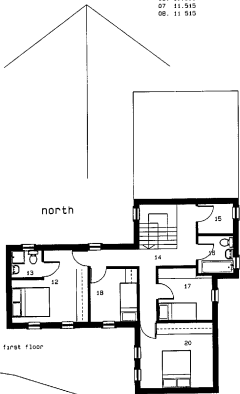
Tel: 01254 59835
Fax: 01254 665677

e-mail <>@c-b-architects.demon.co.uk

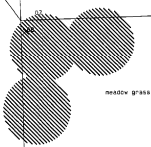
ROCHDALE BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
17 JUL 2005
PERMISSION GRANTED
SUBJECT TO CONDITIONS

PLANS
4/10/05

- 01 10.000
- 02 8.000
- 03 8.000
- 04 8.000
- 05 10.000
- 06 11.510
- 07 11.510
- 08 11.510



Brick Ground



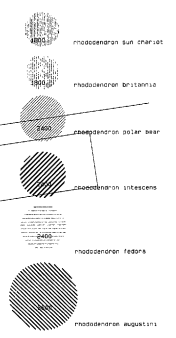
mixed rhododendron bark

Edenfield Road



KEY

- 01 garage
- 02 living
- 03 hall
- 04 porch
- 05 kitchen
- 06 dining
- 07 bedroom
- 08 bedroom
- 09 terrace
- 10 driveway
- 11 service
- 12 bedroom 1
- 13 bedroom 2
- 14 bedroom 3
- 15 bathroom
- 16 bedroom 4
- 17 bedroom 5
- 18 bedroom 6
- 19 bedroom 7
- 20 bedroom 8
- 21 bedroom 9
- 22 bedroom 10
- 23 blue glass
- 24 clear safety glass
- 25 clear glass
- 26 obscured glass
- 27 white mesh
- 28 grey powder-coated aluminium window frames



House
Edenfield Road
Rochdale
Mr. M. Duxworth
CHARTERED ARCHITECTS
PLANNING SUPERVISORS
Suite 505 Sandfield Park 2
Blackburn Road, Tel: 01254 388000
Blackburn, Ross Rd. Fax: 01254 388007

size plan, landscape
floor plans

A3 REDUCTION
1:200

SCALE	1:100	DATE	17 JUL 2005
PROJECT	3052	REVISION	
NO.	07	REVISION	A

dwick+bracewell

