MAGNUS
ARCHITECTURE

Design & Access Statement

To Support Planning Application for

Proposed Residential Development
15, Oakenrod Hill,
Rochdale,
Lancashire.
OL11 4ED

On behalf of:

Mr & Mrs Knight

November 2019

Magnus Architecture Ltd. | Blackthorn House, Skull House Lane, Appley Bridge, WN6 9DB
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1. Introduction

1.1. This Design and Access Statement has been prepared by Magnus Architecture on behalf of Mr and Mrs Knight in support of their application for full planning permission for the following:

1. Creation of 2no. new 4 bed detached dwellings with detached Garage, new vehicular entrance, off road car parking, private rear amenity space and associated landscape works.

1.2. The vacant plot sits to the rear of 15, Oakenrod Hill on the outskirts of Rochdale Town Centre which is about 1.5 miles from the town centre. The site is also just 10 minutes away from the M62 motorway.

1.3. The rear plot currently forms part of the family home of Mr & Mrs Kinight.

1.4. Site Location: 15, Oakenrod Hill, Rochdale, Lancashire. OL11 4ED

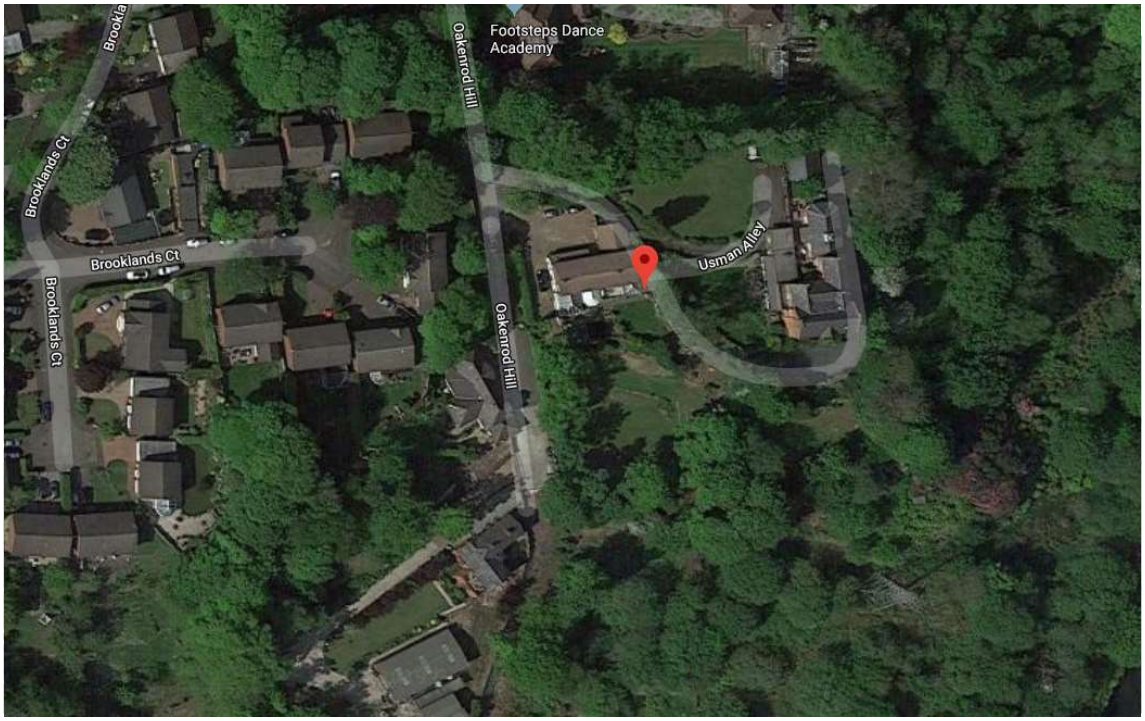

Figure 1: Site Location

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1.5. The Design and Access Statement's purpose is to assess and conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material considerations. The statement should be read in conjunction with the following plans and surveys which have been submitted as part of the suite of documentation supporting the planning application:

- Completed Application Form
- Planning Statement
- Planning Drawings:
    - KNIGHT/01 – Block Plan
    - KNIGHT/02 – Existing Site Layout
    - KNIGHT/03 – Proposed Site Layout
    - KNIGHT/04 – Proposed Floor Plans – House Type A
    - KNIGHT/05 – Proposed Elevations – House Type A
    - KNIGHT/06 – Proposed Floor Plans – House Type B
    - KNIGHT/07 – Proposed Elevations – House Type B
    - KNIGHT/08 – Proposed Garage Layout
    - KNIGHT/09 – Proposed Landscape Details
    - KNIGHT Location Plan

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2. Site Description

2.1. The site is situated on the outskirts of Rochdale Town Centre. As a strategically significant small town, located at the foothills of the South Pennines on the River Roch, boasts a range of wide range of amenities, employment, retail and leisure opportunities. Additionally, Rochdale has schools, a rail station on the Manchester Piccadilly line and is serviced by many bus routes. These can be accessed on foot or by bicycle.

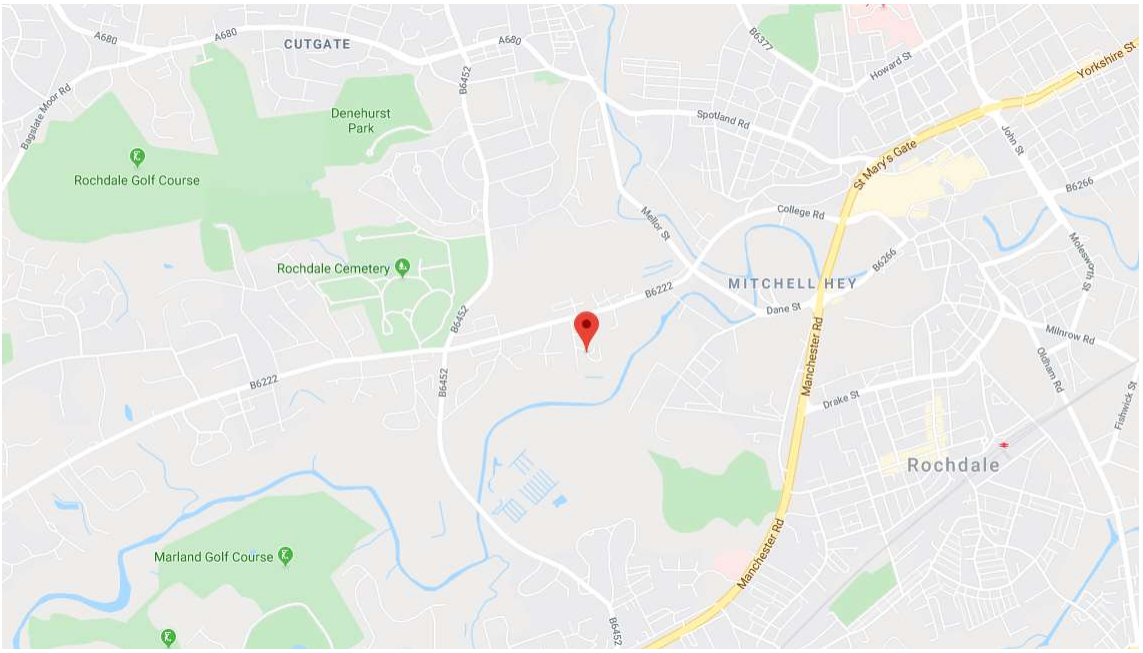

Figure 2: Site Context

2.2. The site currently forms part of the rear garden to 15, Oakenrod Hill, Rochdale. It comprises of a large grassed area with a sloping landfall to the rear. Trees are present to the perimeter of the site, some which are TPO (these will remain and be protected during the construction period). These trees have been identified on the Proposed Site Layout.

2.3. The property is owned by Mr & Mrs Knight.

2.4. The application site sits within Greater Manchester District, which is located 9.8 miles northeast of Manchester and 5.3 miles northwest of Oldham.

2.5. The type of properties in the immediate vicinity consists predominately of brick and render built detached and semi-detached dwellings, typical of the area.

2.6. The site is large, with plenty of room for safe access, egress and parking.

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3. Planning History

3.1. A search of the Rochdale Borough Council planning register has been carried out in order to understand the planning history of the property. The following application is directly relevant to the proposed development:

Application ref. 02/D40111. Householder Application: Single storey front extensions, two storey side extension, single storey rear extension with first floor balcony and rear conservatory extension to the dwelling. Approved. 3rd July 2002.

Application ref. 17/00009/WTTPO. Application: Crown thin four sycamores T5, T6, T7 and T8 protected under TPO166, by up to 25%. Approved with Conditions 11th April 2017. The conditions are as follows:

1 – The consent herby granted is valid for a period of two years form the date of this decision.

2 – Any trees not within the ownership of the applicant require consultation with the tree owner prior to the commencement of any on site work.

3 – All tree work must comply with BS 2998 (2010 – British Standard for tree work) and the relevant industry codes for safe practice produced by the Forestry & Arboricultural Safety and Training Council.

4 – The tree works hereby approved shall be carried out by a contractor the identity of whom shall be agreed in advance by the Councils Arboricultural Services.

5 – No more than 20% of the canopy is to be removed and the canopy must retain a balanced shape.

6 – No branches larger than 8cm are to be cut.

7 – All cuts to be made at suitable pruning points.

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4. Proposed Development

4.1. The applicant seeks, through a full planning application to create 2no. new 4 bed detached dwellings with detached Garage, new vehicular entrance, off road car parking, private rear amenity space and associated landscape works.

Design

4.2. The house design comprise of a mixture of brick and render to the external walls with grey double glazed windows that sit on an artstone window cill. The new roof will have a tile finish and the gutters and rain water pipes will be black upvc.

4.3. The rear of the new dwellings will have a flat roof balcony area to make the most of the surrounding views.

4.4. The new dwellings have been designed to take in to account the sloping landfall, where the front of the properties represent a dormer bungalow to limit the impact on the surrounding area.

Highways and Access

4.5. The proposal will have a new vehicular access onto Oakenrod Hill. Off road car parking is provided for the main dwellings within the plot.

Landscape

4.6. The proposal will only require limited changes to the landscaping of the site.

Private Amenity Space

4.7. The new dwellings proposed will have plenty of separated private amenity space located at the rear away from the main existing house

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5. Planning Policy Assessment

5.1. In order to design this development, we have consulted the following planning guidance:

- National Planning Policy Framework 2018

National Planning Policy

5.2. 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.

5.3. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. 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.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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ii. 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.

5.4. Paragraph 127 States:

Planning policies and decisions should aim to ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Planning Guidance

5.5. The Core Strategy DPD is the principal document of the Local Development Framework and sets out the vision, spatial strategy and core policies to guide development and change.

5.6. Local Development Framework Core Strategy provides the spatial planning dimension to the National Management Plan.

The development strategy

5.7. Section 8.14 of the Core Strategy DPD identifies Rochdale as a strategically significant small town.

Therefore, the proposed dwellings should be considered acceptable for planning purposes.

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5.8. Core Strategy DPD states;

> *"New provision must justify its location in relation to environmental capacity, scale and intensity of use or activity, and be informed by the Landscape Strategy. Where appropriate, development should be focused in or on the edge of settlements. In the open countryside, clear demonstration of need for such a location will be necessary."*

The application site as previously mentioned, is located on the edge of a settlement, Chapel-en-le-Frith.

5.9. Core Strategy DPD states;

> *"Appropriate minor developments which extend or make quality improvements to existing accommodation will be permitted."*

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6. Conclusion

6.1. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

6.2. This statement has set out the planning policy relevant to the determination of the planning application and has assessed the proposed scheme in this context. Section 5 of the statement discusses the planning policy context, and it is concluded that the proposed development is in overall compliance with the relevant policies of the plan.

6.3. The site is well located to the services within Rochdale, and involves the the erection of 2no 4 bed detached dwellings which Has been designed to be sympathetic to the surrounding properties. It is considered that development of this type is supported by local and national planning policies.

6.4. The design of the new dwellings enhances the visual appearance of the existing dwellings. Furthermore, the proposal is not considered to cause harm to considerations such as highways, residential amenity or drainage.

6.5. The proposal is considered to comply with the Development Plan and the National Planning Policy Framework, therefore, it is respectfully requested that the presumption in favour of sustainable development is applied and the application is approved without delay.

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