

Planning statement and Greenbelt Assessment in relation to planning submission for the conversion and extension of existing garage/kitchen to form self-contained dwelling.

143 Syke Road,

Rochdale,

OL12 9TE.

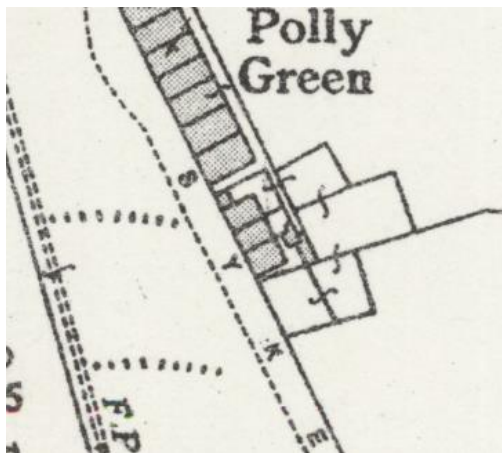
Planning Statement.

Context:

A.J.Cocker Associates have been instructed to prepare a planning application for the extension to and conversion of existing single storey garage/workshop and kitchen attached to number 143 Syke Road, Rochdale.

143 Syke Road is a traditional stone terraced property which forms the northern end of a block of three properties apparently constructed at the same time. To the north of number 143 is a row of older type weavers style cottages separated by a single storey garage/workshop attached to number 143 and a footpath which gives access to the rear areas of properties to the north and south. The single storey accommodation attached to number 143 also houses the kitchen and a ground floor wc which serves number 143. There is a large garage door which opens outwards over the existing footway and access to the garage internally from number 143, which has direct access to the footway along Syke Road via its main entrance door.

Historical maps and photographs indicate the attached single storey building relating to number 143 has been in existence for some time although it seems to have been added to and adapted over the years to form the current accommodation.



Ordnance survey plan 1943, left, and photograph from 1966 showing building attached to number 143 Syke Road.

Proposal:

The proposal is in essence to form a small residential unit for an aging relative, but to ensure the accommodation provides a greater degree of independence currently enjoyed by the prospective resident. The provision of the dwelling adjacent to the applicant's home will ensure long term security and care will be available when needed.

The current garage is a stone fronted extension to number 143 Syke Road with a mono pitch roof adjoining on to the gable of number 143. The side and rear walls of the garage are finished in render as is the single storey rear extension to number 143 which appears to have been constructed many years ago.

Stonework will be retained to the front elevation to match number 143 and the garage door removed and replaced with an entrance door and window to provide light into the proposed dwelling and provide a pleasant outlook onto the street and green beyond. Additionally, the roof is to be reconfigured to provide additional headroom to the rear area of the property with a hipped end and parapet to separate the two roof levels. This will enable the existing barge board detail to be replaced by a more traditional pointed verge. Where existing walls are raised to suit the new roof profile these are to be finished in render to match existing. Rooflights will be incorporated into the roof slope to provide natural light into the shower room and living space.

Design:

Quantity.

The proposal involves the refurbishment, minimal extension and conversion of an existing structure attached to number 143 Syke Road.

Layout.

The scheme has been designed to maximise the development potential to provide a suitably sized residential unit.

Scale.

The proposal reflects the existing structure in terms of its scale, and mass.

Appearance.

The materials used in the scheme are what might be termed 'traditional'. Existing external walls will be and repaired and retained where possible. Proposed finishes will be to match existing and adopting this approach means that the proposal can be considered sympathetic to its setting, generally retaining the appearance of the existing structure.

Access.

The building is currently served by an up and over garage door and access internally from number 143. The proposal will provide a new entrance off the footway on Syke Road and access to the rear/side by the existing shared access at the side of the property. Site levels indicate that level, ramped or stepped access will be achievable in accordance with current Building Regulations.

Greenbelt Assessment:

Number 143 Skye Road and its attached garage are situated on the very edge of land designated as green belt in the Rochdale UDP. However, the predominant developments in the immediate area are residential properties fronting Syke Road. Historical maps and photographs demonstrate that there has been a structure on the application site attached to number 143 Syke Road for many years. The proposal indicates that this structure will largely be retained and will remain subservient to the host property. Materials used in the refurbishment and extensions will match the existing materials.

The property therefore complies with criteria for assessment of developments in the green belt for the following reasons: -

- The proposal represents limited extensions and alterations to an existing structure. Those alterations follow the form of the existing structure therefore the development is not disproportionate to the size of the original building.
- The development will have a positive economic benefit in providing much needed housing of a type suitable for an older resident.
- The building is attached to an existing residential dwelling and is currently provided with drainage and service connections and therefore does not have an undue effect on existing infrastructure.
- As the proposal represents a refurbishment and minimal extension to an existing structure the building is of suitable scale and form for its location and will not unduly affect the openness of the greenbelt at this location.
- The development does not require complete demolition of the existing structure.
- The building is no longer required by the new property owner for the purpose for which it was originally constructed and used. However, the building is capable of accommodating the proposed conversion.

We therefore submit that the proposed building will provide a use compatible with its location, and by virtue of its proposed use, provide much need accommodation of this type. The proposed works are of an appropriate scale and design and use materials which are compatible with its location. As a refurbishment of an existing structure the proposal will not affect the openness of the greenbelt in this location.

Summary:

Given the historic evidence for a structure on the site attached to number 143 Syke Road, and that the current proposal relates to that structure, with a little alteration to suit the proposed use, it is argued that the openness of the green belt is not affected in any way by this proposal. The proposed development is compatible with surrounding uses and could be regarded as making a substantial contribution to the long-term viability of the property. The proposed removal of the existing garage door, which opens over the public footway, will be a safety benefit provided by the proposals. In addition, the proposed reconfiguration of the roof and incorporation of residential features along the elevation facing Syke Road will make a positive contribution to the street scene. Therefore, we trust the local authority will be minded to support this full planning proposal.