

Planning Statement

**Erection of single storey dwelling following the
demolition of two detached stables**

Paper House Cottage, Norden, Rochdale

R&R Planning Consultants

January 2024



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INTRODUCTION

This statement has been prepared to support the submission of an application for full permission for the demolition of an existing stables and hay bay store to be replaced by a detached single storey dwelling.

Background information

The applicant (Emily Laithwaite) has lived on the farm all her life and it was bought by her grandfather in 1962.

Emily Laithwaite & Jordan Stephenson (the applicants) have a 3 year old son and they currently live within the existing 3-bed farm cottage which is known as Paper House Cottage. Emilys mother and sister also live within the cottage. Adjoining the cottage lies the farmhouse which is occupied by the applicant's cousin and their family.

The applicants growing family has resulted in them needing a larger family home and they wish to continue living on the farm. In addition, it is worth noting that Emilys mother suffers from Chronic Pulmonary Aspergillosis and as such in order to provide suitable care and support it is necessary to live on the farm.

The proposal

The construction of the dwelling will follow the demolition of the stables and it will be sited within the footprint of them. Lying immediately adjacent to the stables lies a large hay bay store and in order to provide suitable residential accommodation it will be demolished.

The statement sets out how the site lies is a suitable location for the proposed development, having regard to its location with the green belt, its proximity to facilities and services; and how the proposed development is of a high standard of design that respects and responds to the local landscape, context and character, and is compatible with its surroundings in terms of style, siting, layout, orientation, visual impact, scale and materials. Furthermore, it is set out how the development would not harm highway safety, and how the development would provide suitable living conditions. The conclusion is reached that planning permission should be granted for the proposed development.

In addition to the above information, attention should be drawn to approved application 20/00333/FUL which relates to Redgate Stables, Rochdale Road East, OL10 1RL. This site lies within the green belt and approved scheme was for the demolition of an existing stable building which and the erection of a two storey detached dwelling. Clearly, the planning merits of the proposal are identical to approved application 20/00333.

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SITE

The application relates two stables buildings which lie across an area of hardstanding. Both stables face one another and are constructed from breeze block with mono pitched roofs. Both stables contain several window and door openings. The hay barn store, which is in a poor condition, is constructed from a variety of materials and with its north facing elevation being completely open.

The wider site includes a large two storey stone built farmhouse which is surrounded by open yards and other agricultural storage buildings. The open yards are relatively flat.

The site is enclosed by a variety of hit and miss wooden post boundary treatments. Mature trees form the backdrop to the east facing boundary.

The site is accessed by a unadopted road which extends from Chapel Lane which lies to the west. To the west of the site lies Ashworth Valley which comprises dense woodland, Naden Brook and a plethora of designated walking routes. One of these walking routes leads from the application site into Norden Village, a walking distance of around 10 minutes. The village provides a wide range of local amenities including several independent shops, a school, a Post Office and hospitality venues.

To the north of the site, immediately beyond the stables, lies open farmland which generally rises up towards Chapel Lane and St James Church.

The farm is a dedicated base for an agricultural contracting business. The extent of the holding is 20 acres.

The site is designated as Green Belt under saved policy G/D/2 of the Rochdale Unitary Development Plan.

SITE HISTORY

No relevant planning history.

THE PROPOSAL

Full planning permission is sought for the construction of 1. single storey, three bedroom detached dwelling.

The dwelling would replace the existing stables with the front door facing towards the hay barn store which is proposed to be demolished. Access would be provided via the existing lane and the proposed dwelling would benefit from a private driveway which would accommodate two vehicles.

The dwelling would have a simple rectangular form set within three sections. The central section to the dwelling comprises a flat roof which would contain the dining room and the main entrance. Lying either side of central section comprises on one side three bedrooms and associated bathroom while on the other side lies an open plan living room and kitchen. Both wings of the dwelling contain a mono pitched roof



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with a natural green roof extending externally over the bedrooms while photovoltaic panels would lie flush within the roofscape covering the main living area.

Externally the dwelling would be faced with a single coat render (finished in granite). In terms of fenestration, powder coated aluminium windows and doors are proposed. The windows used are all of a standard size while patio doors would lead from the kitchen into the small private garden.

With respect to the size of the proposed dwelling, the existing stables has a volume of 352.8m³ while the open ended barn and hay store have a volume of 336.5m³. The proposed replacement dwelling has a volume of 353.76m³.

POLICY CONTEXT

National Guidance

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- SD1 Delivering sustainable development
- DM1 General development requirements
- SO2 Creating successful and healthy communities
- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- SO3 Improving design, image and quality of place
- P3 Improving design of new development
- SO4 Promoting a greener environment
- G4 Protecting the Green Belt
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution
- SO5 Improving accessibility and delivering sustainable transport
- T2 Improving accessibility

Rochdale Unitary Development Plan (UDP):

- G/D/2 Green Belt
- EM/7 Development and Flood Risk
- EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

- Guidelines and Standards for Residential Development SPD (2016)

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ASSESSMENT

Principle of Development

The National Planning Policy Framework states that the Government attaches great importance to Green Belts and that the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 of the NPPF defines the five purposes of including land in the Green Belt as follows:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

When considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt as inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:



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- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy G4 of the Council's Core Strategy states that the Council will continue to protect Green Belt land in specific areas of the borough, where development will be restricted to those types of development which are deemed appropriate by the NPPF unless very special circumstances can be demonstrated.

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

As the proposed development involves the demolition of the existing stable and the provision of a new building in their place, it is considered that the application site predominantly constitutes previously developed land and therefore exemption g) as outlined above applies.

For the development therefore to not constitute inappropriate development within the Green Belt, the proposed dwelling must not have a greater impact on the openness of the Green Belt than the existing development.

The volume calculations the existing stables has a volume of 352.83m³ while the open ended barn and hay store have a volume of 336.5m³. The proposed replacement dwelling has a volume of 353.76m³.

In assessing whether the proposed dwelling would constitute inappropriate development under exemption g) it is not necessary to specifically consider the actual increase in built volume or floorspace, but whether such an increase would have a greater impact on the openness of the Green Belt. Whether the increase in built form is 'material' or not 'disproportionate' is irrelevant.

It is an established principle that 'openness' has both a spatial and visual component. Whilst it is noted that the proposed development would be marginally larger than the existing stables in respect of the amount of built form, it is acknowledged that the spread of development would lie across the existing stable blocks. The removal of the adjacent hay store would also contribute to an additional reduction in existing built form. Given that the proposed dwelling would largely stand on the same footprint as the existing stables, it is not considered, on balance, that the proposed development would have a greater impact on openness than the existing development.

Furthermore, the design elements for a dwelling, including the use of modest areas of glazing and the limited domestic paraphernalia that would be associated with its use as a dwelling would have no adverse impact insofar as not having an urbanising effect



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that would be markedly at odds with the site as it is at present, and with the open and undeveloped rural character of the wider area.

It is therefore considered, on balance, that the proposed development would not result in harm to the openness of the Green Belt and would not constitute inappropriate development in the Green Belt.

Layout, Design and Visual Appearance

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed building would stand on the footprint of the buildings to be demolished and would not result in significant changes to the layout of the site as a whole, other than to provide a small space to accommodate a small area of residential curtilage. The design of the proposed building is considered to be acceptable and appropriate for its location and the materials palette are all considered to be acceptable in this location. The proposed dwelling would complement the surrounding dwellings which together contribute to a historic farmstead type setting. On this basis, it is considered that the design of the proposed development is acceptable and in accordance with adopted Rochdale Core Strategy policies DM1 and P3 and the NPPF.

Residential Amenity Impacts

Given the site location the proposed development would clearly not result in any undue amenity impacts for surrounding occupiers. The proposed dwelling would benefit from sufficient outdoor amenity space within the defined curtilage. All habitable main habitable room windows would be provided with sufficient outlook. On this basis, the application accords with Rochdale Core Strategy policy DM1, the SPD and the NPPF.

Highways, Parking and Access

The site is removed from the highway and capable of providing ample off-street parking provision for the proposed development. There would be no significant impact on the highway network as a result of the proposal. Suitable access would be provided for refuse collection. The proposal is therefore considered to be acceptable in terms of the provision of highways, parking and access and the application therefore accords with adopted Rochdale Core Strategy policies DM1 and T2 and the National Planning Policy Framework.

Ecological Impacts



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The application includes the submission of a bat and barn owl assessment by Rhodes Ecology Ltd.

The assessment revealed that there are no records of bat roosts within, or within close proximity to the property. The habitat assessment found no bat droppings or other evidence of bat activity within any of the other buildings on site. Due to the low to negligible level of bat habitat, it is considered that that no further surveys are necessary. In addition, there was no evidence of a barn owl(s) being present within the structures.

The assessment makes a number of recommendations, such as the provision of an integrated bat box, and these can be secured by way of a condition or informative.

It is considered that the proposed development would be satisfactory in respect of ecological impacts and is therefore in compliance with adopted Rochdale Core Strategy policy G7 and the NPPF.

Drainage and Flood Risk

NPPF also establishes that inappropriate development in areas at risk at flooding should be avoided and that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. It is understood the site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect, subject to appropriate wastewater and surface water disposal to reduce the risks of flooding or aquatic pollution elsewhere. Full details of the proposed drainage scheme would be secured through condition.

Therefore, subject to an acceptable drainage scheme being submitted to and approved by the LPA as required by a suitable condition, the requirements of the National Planning Policy Framework would have been met.

Other Considerations

- The application site lies within a short walk from Norden Village centre which contains a variety of shops and services. The village also benefits from a regular bus service. This short walk is enabled by a public right of way which extends across the entrance into the farm, and into Naden Wood where it connects to Blackpits Road. As such it can be viewed that the site lies in a sustainable location.
- Attention should be drawn to approved application 20/00333/FUL which relates to Redgate Stables, Rochdale Road East, OL10 1RL. This site lies within the green belt and approved scheme was for the demolition of an existing stable building which and the erection of a two storey detached dwelling. Clearly, the planning merits of the proposal are identical to approved application 20/00333.



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Conclusion

It is considered, in light of the above assessment, that the redevelopment of the identified area of previously developed land for residential purposes would have no greater overall impact on the openness of the Green Belt.

Paragraph 154 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No harm through inappropriateness has been identified and no additional harm to the Green Belt has been identified. The application proposal therefore accords with policy G4 of the Rochdale Core Strategy and the expectations and requirements of the National Planning Policy Framework in relation to the protection of Green Belt land. As such, the proposed development is acceptable and should be approved.

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