



CAROLINE TAMWORTH PLANNING

Planning and Development

**APPLICATION FOR MINOR MATERIAL AMENDMENT TO APPROVED
PLANNING APPLICATION 23/01280/FUL FOR THE ERECTION OF
REPLACEMENT DWELLING**

LONGLEY HEY FARM, HALIFAX ROAD, LITTLEBOROUGH, OL15 0LB

PLANNING STATEMENT

Prepared by Caroline Tamworth Planning

On Behalf Of

Mr and Mrs Slicker

CT1228

1.0 The Site & Background

1.1 The application site comprises land previously occupied by the farmhouse at Longley Hey Farm. Planning permission for the erection of a replacement dwelling on the site was approved by the Council on 6th June 2024 (23/01280/FUL).

1.2 An application to discharge the pre-commencement conditions attached to the approval was submitted to the Council in September 2024 (24/00929/DOC). The dwelling has recently been demolished due to health and safety concerns.

1.3 The applicants wish to amend the design of the proposed replacement dwelling which has led to the submission of this application which seeks to vary conditions 2 and 14 of 23/01280/FUL under section 73 of the Town and Country Planning Act 1990 to reflect the revised design.

2.0 The Proposal

2.1 The proposed revisions to the approved scheme are:

- The previously proposed single storey kitchen wing to the southern elevation has been removed.
- The single storey element to the northern elevation is now proposed to be two storey to provide a dressing room and ensuite bathroom to bedroom 3.
- The chimney breast to the western elevation has been removed.
- The window and door arrangement to the eastern elevation has been amended.
- Some of the stone mullions have been removed on the double and triple windows to the bedrooms and secondary rooms. These have been retained to the front elevation at ground floor level and to the staircase window.
- A symmetrical roof overhang to the front elevation is now proposed to provide solar shading due to the south facing orientation.
- The window/door arrangement to the first floor of the southern elevation has been revised to provide two Juliette balcony doors with a stone pier in between to provide more useable wall space within the bedrooms.
- The proposed site layout has been revised to take into account the removal of the single storey kitchen wing, resulting in the relocation of the retaining wall and a smaller area of paving in front of the main entrance.



Approved proposed site layout



Revised proposed site layout

3.0 Planning Policy Context

3.1 The site is located within the Green Belt as shown on the Proposals Map used in conjunction with Rochdale's Core Strategy and the Places for Everyone Development Plan Document (PfE).

3.2 The following Core Strategy policies are relevant to the proposal:

- Policy P2 - Protecting and enhancing character, landscape and heritage
- Policy P3 - Improving design of new development
- Policy G4 - Protecting green belt
- Policy DM1 - General development requirements

3.3 Advice contained within the Council's 'Residential Design Guide' SPD 2007, the PfE and National Planning Policy Framework (NPPF) is also relevant.

Impact on the Green Belt

3.4 Core Strategy policy G4, along with advice contained within the NPPF and PfE, highlights the importance of the Green Belt in preventing urban sprawl by keeping land permanently open.

3.5 Paragraph 154 of the NPPF states that development within the Green Belt is inappropriate unless one of eight exceptions are met. Exception criterion d) allows for

"The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;"

3.6 The acceptability of the principle of the replacement dwelling on the site was confirmed in the granting of planning application 23/01280/FUL. The approved scheme will result in a new dwelling of a slightly less surface area but with an increase in volume of approximately 24%. The proposed revised scheme will result in a new dwelling with a surface area of 205m² and a volume of 1350m³ which results in an increase in volume of only approximately 17% above that of the original dwelling and a reduction in surface area of 24%. The revised scheme has a lesser volume and significantly less surface area than the approved scheme. In view of this, together with the high-quality design, the revised design will have no greater impact on the openness of the Green Belt than the approved scheme and as such is compliant with the provisions of Core Strategy policy G4 and the NPPF.

Design

3.7 The scale and massing of the proposed dwelling will be reduced overall as a result of the deletion of the single storey projection to the southern elevation. The small increase in volume to the rear at first floor level is more than offset by this also. The height of the dwelling will remain as approved and the revised scheme serves to consolidate the built form of the dwelling and further reduce the footprint of the replacement dwelling when compared to that of the original dwelling that has been demolished.

3.8 The revised design retains features of architectural interest, in particular the four-pane window in the northern elevation serving the staircase and the overhang to the southern elevation. The stone mullion detail has been retained to the ground floor of the front elevation and staircase window with lighter weight fenestration to the bedrooms and secondary rooms. The amendments to the door and window positions to the eastern and northern elevations are minor and will create a balanced appearance and allow plenty of natural light to serve the rooms.

3.9 The supporting Planning Statement for the approved scheme stated:

“Given its remote location, the proposed dwelling being of a unique design would not be harmful to the visual amenity of the street scene or immediate vicinity, to the contrary, the proposed development would be of a high quality design with materials which respect its surroundings....”

3.10 This remains the case with the revised scheme.

3.11 In view of the above, the revised scheme is fully compliant with Core Strategy policies P2, P3 and DM1 and advice contained within paragraphs 131 and 139 of the NPPF.

Highways and Flooding

3.12 The implementation of the proposed revised scheme will have a neutral impact on the drainage and flood risk at the site and will increase the area of hardstanding to the south east of the dwelling which will enhance the access and turning arrangements.

4.0 Conclusion

4.1 The proposed amendments are of a high-quality design

4.2 The approved scheme permits a new dwelling with a slightly reduced surface area but an increased volume of approximately 24%. The proposed revisions further reduce both the surface area and volume compared to the approved scheme while maintaining a high-quality design and comfortable living accommodation for the applicants. As such, the revised

proposal has no greater impact on the openness of the Green Belt and remains compliant with Core Strategy policy G4 and the NPPF.

4.3 Architectural integrity has been preserved, with key features such as the four-pane staircase window, the overhang on the southern elevation, and stone mullion details retained. Minor alterations to the window and door placements on the eastern and northern elevations enhance balance and natural light distribution.

4.4 In view of the above, the revised scheme fully complies with Core Strategy policies G4, P2, P3, and DM1, as well as the guidance contained within the NPPF, ensuring a well-considered and sustainable development that will integrate well into the rural setting.

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