

Planning Statement

Site: Bradley Hall Manor, Boardman Lane, Heywood

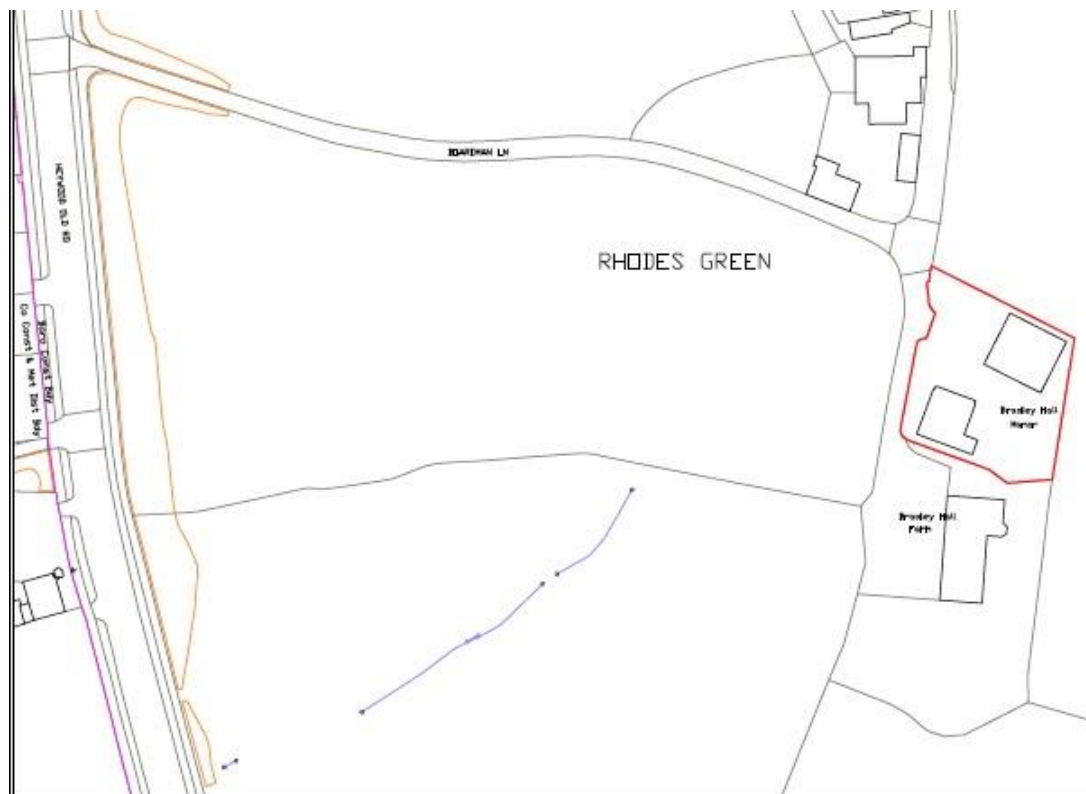
1.0 Introduction

- 1.1** This is a planning statement to support a planning application for a proposed two-storey side extension at Bradley Hall Manor, Boadman Lane, Heywood.
- 1.2** This statement comprises an assessment of the proposed extension against the requirements of the National Planning Policy Framework which was updated in July 2021 and saved policies in the UDP and the Rochdale Core Strategy.
- 1.3** The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of the local communities.

2.0 Site Location and surroundings

2.1 The application site (Bradley Hall Manor) is currently used for Class C3 residential purposes and it contains a 2 ½ storey detached house and outbuildings with a curtilage to the front side and rear of the property. The property is accessed from a track off called Boardman Lane that leads to the front entrance of the house.

2.2 The property is located within the Rochdale MBC designated Area and the site is in a predominantly rural location.



(Figure 1 – Map showing site location)



(Figure 3 – 3D image showing the front of the house)



(Figure 4 – 3D image showing the rear of the site)



(Figure 5 – Photograph showing the west elevation of the property)



(Figure 6 - Photograph showing zoomed out aerial photo)

3.0 Planning History and site constraints

3.1 Below is a summary of the planning applications that have been lodged in respect of the site address according to the Rochdale MBC published on-line records.

Two Storey Rear Extension To Dwelling Including Demolition Of Existing Conservatory

Bradley Hall Manor, Rhodes Green, Middleton, Manchester, M24 4SL
Ref. No: 08/D50873 | Received: Fri 16 May 2008 | Validated: Fri 16 May 2008 | Status: Decided

Single Storey Rear Extension To Dwelling

17, Rhodes Green, Middleton, M24 4SL
Ref. No: 07/D49952 | Received: Wed 03 Oct 2007 | Validated: Wed 03 Oct 2007 | Status: Decided

First Floor Balcony Extension To Side Of Dwelling And Extension To Existing Detached Garage To Provide Swimming Pool And Gymnasium

Bradley Hall Manor, Rhodes Green, Middleton, M24 4SL
Ref. No: 07/D49014 | Received: Wed 04 Apr 2007 | Validated: Wed 04 Apr 2007 | Status: Decided

Front Dormer Extension To Dwelling.

Bradley Hall Manor, Rhodes Green, Middleton, Manchester, M24 4SL
Ref. No: 03/D42549 | Received: Tue 11 Nov 2003 | Validated: Fri 14 Nov 2003 | Status: Decided

Two Storey Rear Extension To Dwelling.

7, Rhodes Green, Middleton, Manchester, M24 4SL
Ref. No: 01/D38674 | Received: Tue 03 Apr 2001 | Validated: Tue 03 Apr 2001 | Status: Decided

Detached Double Garage (Resubmission Of D35830)

Bradley Hall Farm, Rhodes Green, Middleton, M24 4SL
Ref. No: 99/D36161 | Received: Fri 29 Jan 1999 | Validated: Fri 29 Jan 1999 | Status: Decided

Detached Private Garage

Bradley Hall Farm, Rhodes Green, Middleton, M24 4SL
Ref. No: 98/D35830 | Received: Thu 01 Oct 1998 | Validated: Thu 01 Oct 1998 | Status: Decided

Details	Comments (0)	Related Cases (1)	Documents	Map
Summary	Further Information	Important Dates		
Reference	21/00431/HOUs			
Application Validated	Tue 30 Mar 2021			
Address	Bradley Hall Farm Rhodes Green Middleton M24 4SL			
Proposal	Single storey side extension			
Status	Decided			
Decision	Grant subject to conditions			
Decision Issued Date	Tue 25 May 2021			
Appeal Status	Unknown			
Appeal Decision	Not Available			

Planning - Application Summary

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19/00622/HOUs | Erection of two storey front entrance atrium together with a rear dormer extension and installation of roof lights together with the demolition of existing rear conservatory and erection of single storey rear orangery extension - Resubmission of 19/00202/HOUs | Bradley Hall Farm Rhodes Green Middleton M24 4SL

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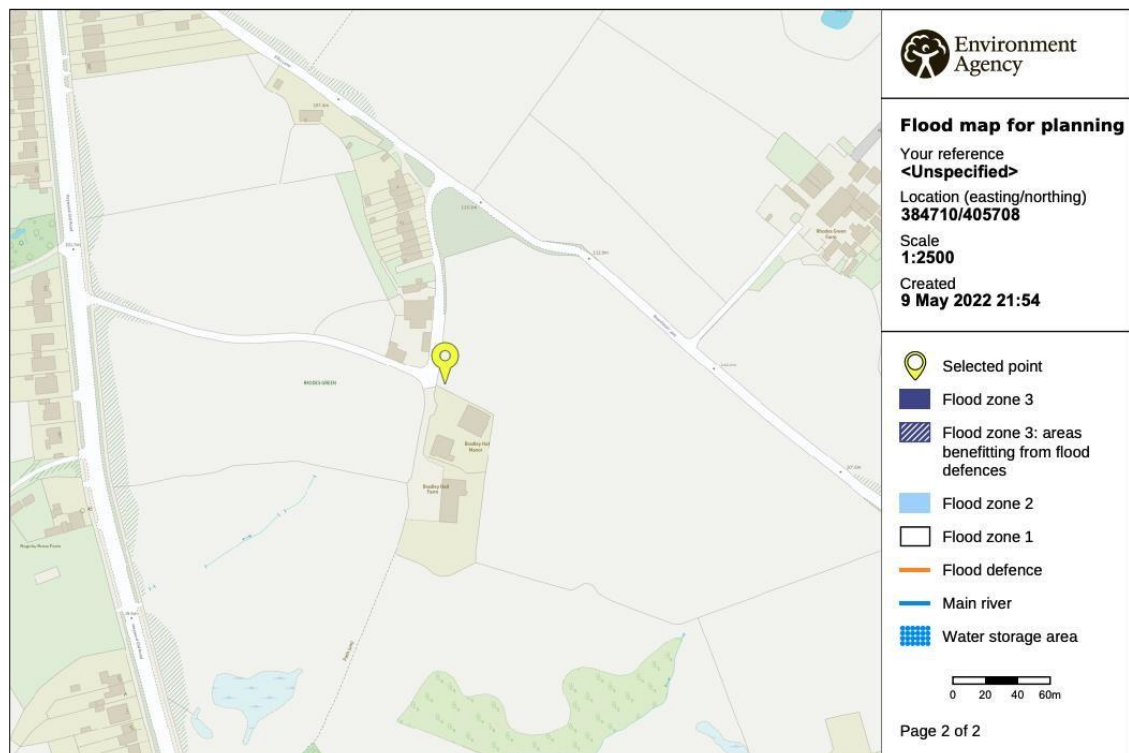
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Details	Comments (0)	Related Cases (1)	Documents	Map
Summary	Further Information	Important Dates		
Reference	19/00622/HOUs			
Application Validated	Mon 03 Jun 2019			
Address	Bradley Hall Farm Rhodes Green Middleton M24 4SL			
Proposal	Erection of two storey front entrance atrium together with a rear dormer extension and installation of roof lights together with the demolition of existing rear conservatory and erection of single storey rear orangery extension - Resubmission of 19/00202/HOUs			
Status	Decided			
Decision	Grant subject to conditions			
Decision Issued Date	Mon 29 Jul 2019			
Appeal Status	Unknown			
Appeal Decision	Not Available			

3.2 The most recent planning application was submitted 5 July 2022 and was disposed by the council 7 November 2023.

3.3 Flood Risk

The site is within a Flood Zone 1 according to the Environment Agency records which means that there is a low probability of flooding (1:1000). As the development site is smaller than 1 hectare and not affected by other sources of flooding then a Flood Risk Assessment is not required. Figure 9 on the following page shows the flood risk map extract from the Environment Agency records.



(Figure 9 – Environment Agency Flood Risk Map)

3.4 Heritage

The property does not have any heritage value and it is not a non-designated heritage asset.

3.5 Trees

The site is not subject to any Tree Preservation Orders and there are also no existing trees on the site protected as a result of the proposed works.

3.6 Ecology and Biodiversity

There are no known ecology or biodiversity related concerns on the site that are a material consideration in respect of the determination of this proposal.

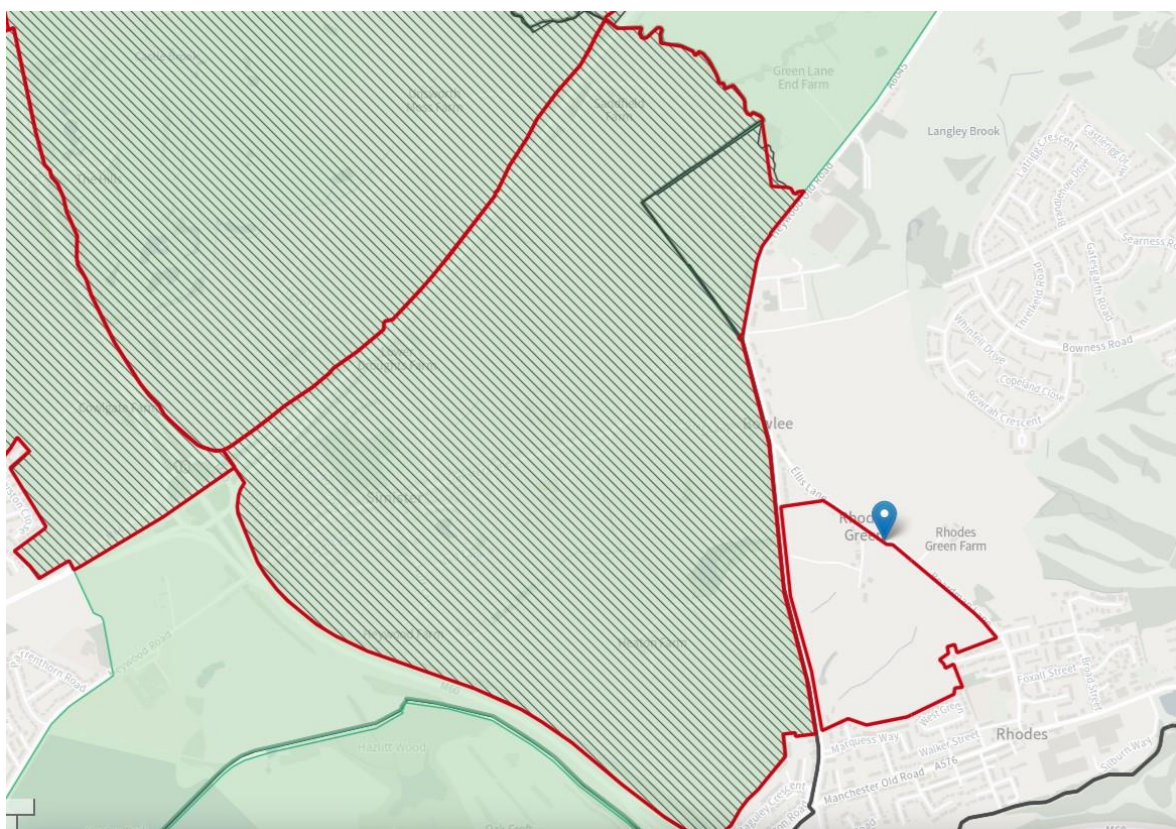
3.7 Local Plan Policy

The Rochdale Local Plan shows the application site designated as Protected Open Land.

3.7 Places for everyone – Future allocation

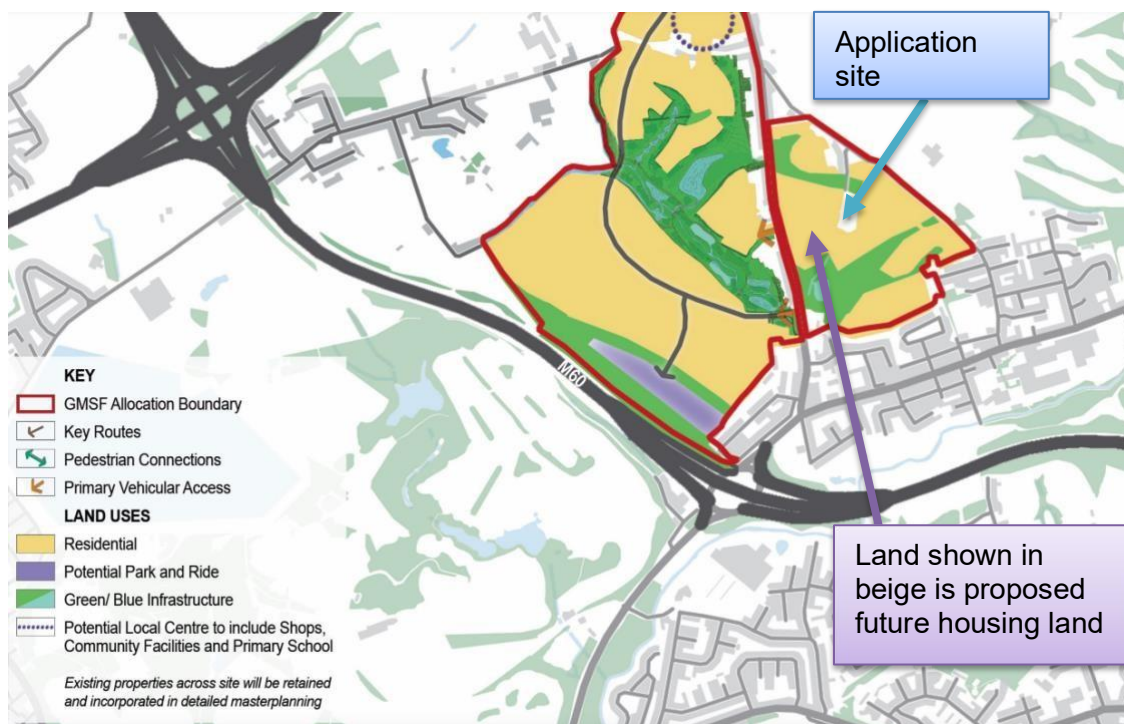
Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The current timescale shows the Plan will be adopted by Rochdale council in 2023.

As part of the plan, a large proportion of land allocated as green belt around the site is proposed for release: -



(Figure 10 shows hatched green area is proposed for green belt release in 2023)

- 3.8** The future development proposals for the site fall under the Northern Gateway (Simister and Bowlee) development proposals and the proposal proposes the land around the site to be allocated for future housing: -



(Figure 11 – Map showing future proposed housing allocation)

4.0 The Planning Application

- 4.1** The planning application is a householder application and a re-submission of 22/00704/HOUS and proposes a 2 ½ storey side extension. The proposal has an aesthetically pleasing visual appearance using matching construction materials that blend in with the existing property and it will provide the applicant with the additional internal space that includes that living room, bedroom with ensuite on the ground floor, master bedroom and dress room on the first floor with a bedroom further bedroom added within the roofspace.
- 4.2** The architect has ensured that the extension harmonizes with the existing building The materials to be used on the external elevations of the extension (red brick) would also match exactly in colour and texture with those on the original house to respect the character and appearance of the house.
- 4.3** The proposed extension will not adversely affect the amenity of the neighbouring property (Bradley Hall Farm) and it is a considerable distance away from any other residential properties, so as to not cause any direct overlooking or privacy concerns.
- 4.4** The architects plans / drawings showing the existing and proposed elevations and floor plans are included below and on the following pages in Figures 12 & 13.

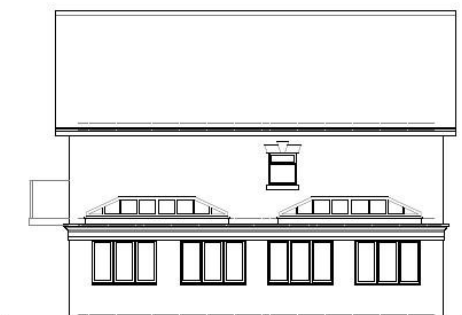
Bradley Hall Manor, Heywood - Planning Statement



Existing Front Elevation



Existing Side Elevation



(Figure 12 – Existing elevations)



Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation



Proposed Side Elevation

Finishing Key

- Existing brickwork
- New matching brickwork
- New Stone Cills
- New Black Marley Modern Roof Tiles
- Black UPVC Framed Windows

[illegible]

(Figure 13 – Proposed elevations)

5.0 National Planning Policy Guidance

5.1 Government guidance is set out in the revised National Planning Policy Framework.

The NPPF expresses a presumption in favour of sustainable development which is perceived as a golden thread within the planning system. As such sustainable development is viewed as performing economic, social and environmental roles.

5.2 The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment. The NPPF is a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this appeal statement, where appropriate.

5.3 Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support new development. Paragraph 10 states "So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision- making: -

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

5.4 For decision-taking this means: -

Approving development proposals that accord with an up-to-date Development Plan without delay; or

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 (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.

5.5 Paragraph 11 in Chapter 2 (Achieving Sustainable Development) of the NPPF advises that where the development plan is out of date the presumption in favour of sustainable development means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.6 Paragraph 38 of Chapter 4 (Decision-making) of the NPPF confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.7 The NPPF states that the planning system has three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are; economic, social and environmental as follows: -

Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well- designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.8 Paragraphs 124 -132 in Chapter 12 (Achieving well-designed places) of the revised NPPF advocates a requirement for good design. This is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 advises that planning policies and decisions should 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.

5.9 Paragraph 137 of Chapter 13 (Protecting Green Belt land) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 138 mentions that the Green Belt serves five purposes:

- 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.

Paragraph 147 (Proposals affecting the Green Belt) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 mentions that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include, amongst others 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.

Paragraph 117 of Chapter 11 (Making effective use of land) states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

6.0 Local Planning Policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The following policies Local Plan Policies are considered the most relevant to the application proposal:

Saved Rochdale Unitary Development Plan (UDP) 2006:

D/10 Protected Open Land

G/8 Greenspace Corridors

Adopted Rochdale Core Strategy 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (2016).

7.0 Planning Analysis

- 7.1 The previous planning application submitted was considered 'premature' by the Planning Officer, Majid Mir and it was suggested that we hold off until Places for Everyone is more advanced. Unfortunately, the council disposed of the application 7 November 2023 without making a further assessment.

Based on the councils Development Plan, the Planning Officer only had concerns with regards to the '*disproportionate additions*' proposed as stated above, suggested that we hold off for a Decision: -

From: Majid Mir
Sent: 19 October 2022 18:45
To: 'Jason Dugdale' <jd@wiplow.co.uk>
Cc: Jon Turner <jonny@associatedsecurity.co.uk>; Steve <steve@william-mccall.com>
Subject: RE: 22/00704/HOUS - Bradley Hall Manor

Hi Jason,

Hope you are well. I apologise for the delay.

The issue is in regards to the level of development based upon the existing allocation of the land and the previous appeal decision. The Places for Everyone Plan hasn't been adopted and considering the stage it is at it can only be given very limited weight. The report does say it would be considerably over the volume calculations. Were calculations done and if so do you know the amount it was over in regards to volume and footprint?

If it is considered that the proposal would represent a disproportionate additions over and above the size of the original building, as it appears to be, it would unfortunately be refused planning permission. The options would be to appeal the decision. Alternatively, the applicant's may wish to consider holding back until the Places for Everyone plan is considerably more advanced/adopted. I understand this may not be possible due the applicants need for the additional space.

I did discuss the option of setting the two storey side extension on the other side, but unfortunately, the issue resolves around the increase in the size of the proposed extension.

Please let me know how you wish to proceed. If you wish to discuss the application further, please do not hesitate to get in touch.

Thank you.

Kind regards

Majid Mir
Planning Officer
Planning & Development

7.2 Places for Everyone

The Places for Everyone Joint Development Plan Document was published in August 2021. It was submitted to the Secretary of State in February 2022 and inspectors have been appointed to conduct an examination of it. It is a joint plan covering nine of the ten Greater Manchester districts, including Rochdale, and is intended to provide the overarching framework to strategically manage growth across the boroughs. It contains both strategic and development management policies, allocates several sites for development, and establishes a new Green Belt boundary for the nine boroughs. Places for Everyone allocates the site at Simister and Bowlee (Northern Gateway) for infrastructure implementation, the relevant policy is JP1.2.

Paragraph 48 of the National Planning Policy Framework (NPPF) sets out the weight that can be given to emerging plans. It states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved objections; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. Each can be considered in turn.

Stage of Preparation

Places for Everyone has been published and submitted, and its examination is on-going. All planned examination hearing sessions have concluded. The districts have submitted a list of proposed main modifications to the plan and changes to the policies map associated with the main modifications, amongst other things. Following this, the inspectors have issued examination document IN39 dated 11th September 2023. This states that that the inspectors are satisfied at this stage of the examination that the list of proposed main modifications are necessary to make the plan sound and/or legally compliant, and would be effective in that regard. The inspectors have therefore indicated their position on the proposed policy content of the plan as modified, including the proposed allocations and revised Green Belt boundary.

This, as set out within their note, is without prejudice to their final conclusions, reached after consideration of responses to the public consultation to be carried out on the main modifications. The consultation commenced on 11th October 2023.

On the basis of the above, progress towards the adoption of Places for Everyone is at an advanced stage. The plan is a material consideration, which a decision taker may lawfully take into account when determining a planning application. To that extent, it is considered that it would be unlawful to say that Places for Everyone was not relevant in this case.

The extent to which there are unresolved objections to relevant policies

Objections remain in place to the plan, including those made orally during the examination hearings, and a final report from the inspectors has not yet been prepared. However, the

direction of travel expressed by the inspectors within examination document IN39 is clear. Although this is set out as an interim view, it is a strong indication in relation to the objections made that they can be resolved. The degree of consistency of the relevant policies in the emerging plan to the NPPF.

Paragraph 35 of the NPPF states that plans are legally and procedurally sound if they meet four tests, including that they are consistent with national policy. As set out within examination document IN39, the inspectors examining the plan are of the view that the proposed main modifications are necessary to make the plan sound and/or legally compliant and would be effective in that regard. Therefore, whilst consultation on the main modifications is required, the inspectors consider that the plan as modified is, at this stage of the examination, consistent with the NPPF.

Weight to be given to Places for Everyone

The amount of weight to be given to Places for Everyone is a matter for the local planning authority to determine in accordance with paragraph 48 of the NPPF. Established practice and case law has founded two further caveats: that firstly, any such decision must not be an irrational one or so unreasonable that no other reasonable council would reach that view; and that secondly, an emerging plan cannot be given as much weight as it would be given if it were adopted, i.e. full weight.

Whilst Places for Everyone cannot be given full weight in planning decisions, as it does not yet form part of the adopted plan for Rochdale, it would be unlawful to give it no weight.

Further, given the advanced stage reached in the examination of the plan and the clear direction given by the inspectors in respect of dealing with objections and compliance with national policy, it is reasonable to give Places for Everyone, as modified by the proposed schedule of main modifications, **substantial weight** in the determination of this application.

7.2 Design considerations

The Government attaches great importance to the design of the built environment.

Good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. Policies DM1 and P3 of the Core Strategy Plan re-affirms national guidance within an emphasis on good design.

We are therefore of the view that the proposed extension is a well-designed and follows the design principles of the existing house and providing a symmetrical appearance which complies with the expectations of Chapter 12 of the revised NPPF and the requirements of the Core Strategy and SPD.

7.3 Impact on residential amenity

Policies DM1 and the SPD requires consideration to be taken in respect of the impact that an extension will have on the occupiers of adjoining property or land. The proposed extension is situated a sufficient distance away from the neighbouring house to conform to the councils standards on minimum privacy and spacing distances and would meet the requirements of sections 5.6-5.7 of the SPD.

We believe that the proposed developments therefore comply with the principles of the Core Strategy and Chapter 12 of the revised NPPF.

7.4 Protected Open Land

Policy D/10 states that within the areas of Protected Open Land, development proposals will be permitted that fall within one or more of the following categories:

- a) development which would be acceptable were it in the Green Belt; or
- b) limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings;
- c) a limited extension to an existing building which:
 - i. forms part of an existing source of employment; or
 - ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and
 - iii. is sited within the existing curtilage of the business concerned, and will not adversely affect the character of the surrounding land and address if it would be acceptable were it in the Green Belt.

The National Planning Policy Framework seeks a presumption in favour of sustainable development and seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

Although the site is not within the Green Belt, Policy D10 provides similar protection to land within the Green Belt. The NPPF states that the construction of new buildings in the Green Belt is inappropriate unless it is for one of a number of specific purposes or except in very special circumstances, as outlined in Chapter 13. More specifically, paragraph 145 (c) confirms the extension or alteration of a building provided is not inappropriate providing that it does not result in disproportionate additions over and above the size of the original building. The primary purpose of the Green Belt and Policy D10 is to prevent urban sprawl by keeping land permanently open. The Places for Everyone Development Plan seeks to 'open up the land' and remove these restrictions.

8.0 Planning Balance and Conclusion

- 8.1** The Places for Everyone Plan is now sufficiently advanced to be given significant weight with regards to this planning application. The previous causes of concern with regards to 'disproportionate additions' have now been addressed by the advanced stage of the Places for Everyone Plan that seeks to re-allocate the land and remove the restrictions in place.

At the heart of the NPPF is a presumption in favour of sustainable development, this requires planning applications that accord with the development plan to be approved without delay and where the development plan is absent, silent or out of date granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole or specific policies in the framework indicate that development should be restricted.

- 8.2** The proposed extension is well-designed and represents an appropriate development with the design of the proposed extension and the materials used in the construction being high quality, suitably match the host dwelling and are sustainable.
- 8.3** There is no adverse effect on the outlook, privacy or residential amenity of nearby residents as a result of the development.
- 8.4** The extension would secure the optimum viable use of the building through the expansion of the family living space and in terms of dis-benefits the development would involve some short-term noise and disruption during construction.
- 8.5** For the reasons stated in this report, we believe our application is compliant with the Core Strategy, the revised NPPF and Places for Everyone Plan. Therefore, we respectfully request that planning permission should be granted for this proposed development.