

Our reference: A22-105

17th November 2023

Matt Guirdham
Step Places
Unit 4 Royal Mills
Ancoats
Manchester
M4 5BA

Dear Matt,

Re: Full planning application to construct four three-storey dwellings with associated car parking and amenity space, with a flat roof and second floor terrace balcony, planning statement.

Site

The application site relates to a small open parcel of landscaped land positioned to the east of Rochdale Town Centre and adjacent to 17 Entwistle Road. The surrounding area consists of a mix of uses and varying building types which include traditional red brick terrace dwellings to the east, industrial units to the north including the large metal clad laundry hardware and textile manufacturer 'Minky', whilst Aldi supermarket, St Andrews Methodist Church and Rochdale Leisure Centre are located to the south on the opposite side of Entwistle Road.

The site is unallocated within the Rochdale UDP Proposals map but lies in the Defined Urban Area. Five terraced dwellings were located on the site until 2008 after which they were demolished, the land has since been landscaped temporarily until future development.

Proposal

The proposal is for the erection of four terraced dwellings, positioned in a line fronting but set back from Entwistle Road. The dwellings would be three storeys in height, consist of flat roof designs with a roof terrace on the rear section on the second floor. A small yard area with bin storage would be provided to the rear of each dwelling with access taken off Entwistle Road to the right of the proposed terrace, and four parking spaces including a turning area would be located to the rear of the dwellings.

Each dwelling would provide an open living room with kitchen/diner and WC at ground floor, two bedrooms and a bathroom at first floor and a Master bedroom with en-suite and roof terrace on the second floor. The dwellings would measure 8.3m x 5m with a total height of 9.3m.

The external materials would be brick for the external walls with large glazed doors and powder coated window surround features.

Step Places had previously submitted a planning application in 2019, which was granted approval, with several conditions agreed. The planning had lapsed and Step Places are looking to submit the same scheme with traditional construction.

Relevant planning policy

National Guidance

National Planning Policy Framework (NPPF) Revised February 2019

National Planning Practice Guidance (NPPG)

Rochdale Core Strategy:

The following policies of the adopted Rochdale Core Strategy are relevant:-

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a greener environment

G6 Enhancing green infrastructure

G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

Relevant saved Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (June 2016).

Relevant site history

08/D50920 - Determination Of Prior Approval For THR Demolition Of 5 Terraced

Dwellings - Approved.

19/00698/FUL – Approval for terrace houses, with parking and associated amenity space.

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP) – new development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The site is considered to represent an area of greenfield land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. Policy C1 of the Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity.

The Local Planning Authority is also mindful that paragraph 59 of the NPPF requires Local Planning Authorities to 'boost significantly the supply of housing'.

The principle of the site for residential use would be compatible with the surrounding residential area. The site is located a short walking distance from Rochdale Town centre where regular bus services operate out of Rochdale town and to other areas of the borough. The site is also within reasonable walking distance of shops, amenities, a supermarket (Aldi) and gym. It is therefore considered that the site is well located in terms of access to jobs, shops and services by modes of transport other than the private car. The site is therefore in a sustainable location.

Therefore, the proposal would make efficient use of the land within the Defined Urban Area and would contribute to the supply of housing in a sustainable location within the borough. The future occupants would be provided with access to a range of services, jobs and facilities. The principle of the development is therefore acceptable and in accordance with the adopted Core Strategy and the aims of the NPPF.

Visual amenity

Policies P1, P2 and P3 of the Core Strategy set out a requirement for good design, improved image and protection and enhancement of character, landscape and heritage. Paragraph 127 of the revised National Planning Policy Framework states that 'decisions should ensure that developments will 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 four dwellings would provide accommodation over three levels. The surrounding area is characterised by a variety housing including semi-detached and three storey dwellings, a number of industrial buildings, and contemporary buildings used for leisure and religious purposes.

Although the proposed three storey contemporary flat roofed terraced block would not reflect the character of the immediate residential terraced block positioned to the east in terms of scale and overall building form, it should be noted that there are a number of fairly new contemporary buildings in the immediate vicinity of the site, which when viewed from the street provide differing heights, layout and scale including the differing types of materials used. The varying building styles include the Aldi Superstore, St Andrews Methodist Church, Rochdale Leisure Centre and the Minky Industrial building.

As such, given the make-up of the surrounding area and its context, the proposed development would not appear out of character or be otherwise inappropriate in this location. In addition, the proposed dwellings would reflect the general height and scale of adjacent buildings. Although they would be slightly bulkier than adjacent dwellings, this would be minimal where they would not appear at odds in the area given the differing heights of the properties within the street. Furthermore, the separation between the neighbouring residential block would ensure that any height difference would not be easily read from street level and would not be visually jarring.

The use of red brick with grey windows and the use of window surrounds would result in the appearance of a quality finish. Where large expanses of wall are located on the terrace, these have been covered with different coloured wall detailing which would sit proud of the wall face. As such, the windows designs and use of quality materials would not appear conspicuous or harmful to the overall appearance of the dwellings or surrounding area. It is considered the properties represent good design with functionality where they would sit comfortably with other architectural styles.

Loss of Greenspace/shrubs

Policy G6 of the Core Strategy states that we will expect development proposals and other proposals affecting green infrastructure to avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives. Policy G6 also requires the replacement of trees at a ratio of 2:1. There are no trees on the site, just existing brown field site, which has been grassed over.

Flood Risk & Drainage

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment, with a detailed drainage scheme to be submitted, with foul and surface water drained separately.

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).

Highways

Policy T2 of the adopted Core Strategy is regarding improved accessibility and parking. Each dwelling benefits from one off street car parking space accessed from Entwisle Road. By virtue of the near town centre location, future occupiers will have access to the bus station, metrolink and Rochdale Railway Station as well as public car parking areas, the site is therefore highly accessible.

Site Investigation

A Phase 1 Site Investigation report has been submitted as part of this application, where gas monitoring is still to be completed, as such a site investigation condition is recommended as part of any approval.

Acoustic Report

An acoustic report has been submitted as part of the application.

Yours Sincerely



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