Planning Statement

Change of Use from Class E to 14No. Flats – 193-195 Drake Street, Rochdale, OL11 1EF

1. Introduction

    1.1. This Planning Statement has been prepared in support of an application for the change of use from Use Class E to 14no. flats.

2. Site

    2.1. The site comprises a Victorian mid-terrace property incorporating both front and rear dormers, along with extensions to the rear elevation. A hardstanding area is located at the rear of the site, providing space for refuse storage and vehicle parking.

3. Use

    3.1. The ground, first & second floors of the building are currently in use as office accommodation, falling within Use Class E. The internal layout has been adapted to suit office functions, with workspace provided across each level.
    3.2. The lower ground was used as storage in conjunction with the existing use class

4. Proposal Description (Layout and Size)

    4.1. The proposal seeks to create 14 new residential flats, comprising a mix of one and two person units. The development includes 2 flats at lower ground level and 4 flats on each of the ground, first, and second floors. Access to the proposed flats will be provided from both Drake Street and Norfolk Street.
    4.2. The external elevations from ground level and above are to remain unchanged, preserving the building's existing appearance and character. Hence, why the existing elevation drawings have only been included to illustrate this.
    4.3. The property is situated in a highly sustainable urban location, positioned along a bus route and within walking distance of Rochdale railway station, providing convenient access to both train and tram services. In recognition of this accessibility, 8 on-site parking spaces are proposed to the rear of the property, accessed via Norfolk Street, thereby helping to reduce the need for on-street parking.
    4.4. Refuse storage areas are provided within the proposed site layout, located on either side of the rear parking area to ensure convenient and efficient waste management.

5. Planning Context

5.1. Delivering a Sufficient Supply of Homes - The NPPF reinforces the government's objective to significantly increase the supply of housing. It highlights the need for an adequate range and quantity of land to be made available in appropriate locations, ensuring that housing needs including those of groups with specific accommodation requirements are properly met. Furthermore, it encourages the timely delivery of homes on sites where planning permission has already been granted.

5.2. The National Planning Policy Framework (NPPF) sets out that the planning system's overarching aim is to facilitate and promote sustainable development. It emphasises that planning decisions and local policies should actively guide growth towards sustainable outcomes, taking into consideration the specific context, character, and needs of each locality. The delivery of these sustainability goals is to be achieved through both the plan-making process and the implementation of national planning policies contained within the Framework.

5.3. Promoting a Range of Sites - The Framework also recognises the valuable role of small and medium-sized sites in contributing to local housing supply, noting that such developments often come forward and are completed relatively quickly. supporting their development as an efficient and sustainable means of delivering new homes in established urban areas.

5.4. Planning permission has previously been granted for apartments at 1 Drake Street, demonstrating that residential development of similar nature is acceptable within the local context.

6. Summary

6.1. In summary, the proposed change of use from Class E offices to 14 residential flats represents an efficient and sustainable re-use of the existing Victorian mid-terrace building in an accessible urban location. The proposal supports the NPPF's objectives by contributing to the supply of homes, making effective use of a small urban site and responding to local housing needs. On-site parking and refuse provision have been incorporated into the layout. The scheme designed to minimise impacts on on-street parking and to ensure convenient waste management. Overall, the development will make a positive contribution to the local housing supply and should be supported by the Local Planning Authority.