



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Conversion of detached garage to a studio to be used as a
short-term holiday let at: 190 Grimshaw Lane, Middleton
M24 2AJ.

Drafted by Planning By Design

On Behalf of Joanne Grantham

Application

Planning By Design (The agent) has been instructed to act on behalf of Joanne Grantham (the applicant) to submit a planning application to Rochdale Borough Council (the Local Planning Authority) for the: Conversion of detached garage to a studio to be used as a short-term holiday let at: 190 Grimshaw Lane, Middleton M24 2AJ (the site).

Site Location

The itself consists of an end terraced house with a detached garage, which benefits from a large curtilage. The immediate vicinity of the site is residential in character with multiple similar dwellings existing locally. It is also within a sustainable location with a variety of amenities and services nearby in Middleton centre, such as local shops, take-aways, touristic sites and restaurants. These are accessible via active travel and public transport from the site. Middleton is also well connected to surrounding destinations, such as Manchester city.

The site is not associated with any significant planning constraints or any particularly sensitive landscape designations, including not being located within a Flood Zone or a Conservation Area.

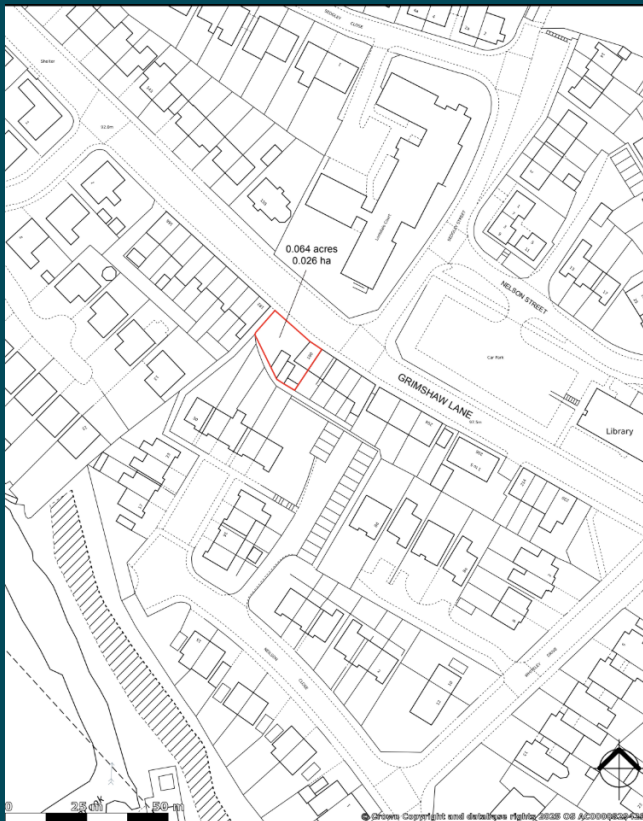


Fig.1 – Site location plan

The Proposal

The application proposal is for the garage/ workshop at the site to be converted into sleeping accommodation (studio), which will be used as a short-term holiday let.

The studio would include a lounge/diner/kitchenette, bathroom, utility and a bedroom. To make the garage better suited to be a studio, the garage door on the northeast elevation will be replaced with an obscured glazed windows and timber pedestrian entry door, and the window on the southwest elevation will be bricked up. Additionally, no.2 roof lights will be added to allow further natural light into the space.

The development's finishings and materials will be in keeping with the character of outbuildings in the local area and will provide much needed rentable space to the occupants, their family and potential guests.

Context of the proposal

The applicant has provided the following in support of the proposal:

"We want the holiday let to be in this location, as this is where our building is located, and there is room at the side for a small outdoor area/garden area and also a driveway for parking.

There is a house on one side, but this also belongs to me, but we will be fencing off and putting gates where needed to keep both spaces separate and private.

In the local area within walking distance there is a cafe across the road and local shops and there is also a lovely walking area called Wince Brook where people go for walks and in the summer there is also a cafe there.

The location for the workshop is ideal for local amenities, also it isn't far from the city centre which would appeal to people on business who need to commute to the centre.

House rules would include no parties of young groups of people, no noise after 11, max number of guests would be 4, parking to front of property on driveway or on the main road.

We would have the calendar open for use all year round, and arrival times would be 1pm check in, 11am check out.

We would provide regular cleans in between guests' stays.

We will use booking.com or Airbnb as portals for booking."

Planning History

A search of the Council's public access system indicates that there is no recent relevant planning history that remains applicable at this site.

Similar Cases

The below application was approved under a Certificate of Lawfulness that the main residence could be used as a short-term let.

- 22/00879/CPL | Certificate of lawfulness for the proposed use of short-term let basis | 2 Lake Side Littleborough OL15 0DD

The following applications were approved under a full planning application to allow the outbuildings to be used as holiday accommodation.

- 22/00004/FUL | Change of use of detached workshop building to holiday let accommodation, including replacement windows and doors, and associated parking and landscaping
- 21/00357/FUL | Change of use of existing stable block to self-contained holiday let including single-storey extension

Planning Designations

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2021
- National Planning Practice Guidance.
- Places for Everyone Joint Development Plan (PfE)
- Saved Rochdale Unitary Development Plan (UDP) 2006:
- Adopted Rochdale Core Strategy (CS) 2016

Specific Sections and Policies:

National Planning Policy Framework 2024 (NPPF)

- Section 2: Achieving sustainable development,
- Section 12: Achieving well-designed and beautiful places.

Places for Everyone Joint Development Plan (PfE)

- JP-S1 Sustainable Development
- JP-P1 Sustainable Places
- JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS) 2016

- SP3/M - The Strategy for Middleton
- E1 Establishing thriving town, district and local centres
- E2 Increasing jobs and prosperity
- E3 Focusing on economic growth corridors and areas
- DM1 General Development Requirements
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving the Design of New Development
- T2 Improving Accessibility

- SD1 Delivering sustainable development
- Appendix 5: Schedule of Parking Standards

Saved Rochdale Unitary Development Plan (UDP) 2006

- G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD)

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

Assessment

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

The main considerations of this application are parking and highways, the character and amenity of the surrounding neighbouring properties, the design and impact on the visual character of the local area and living conditions of current and future occupiers, this will be discussed in relation to planning policy below.

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 principle of converting the garage to a holiday let studio at a residential property within development boundaries, close to Middleton town centre, is in general accordance with the development plan. The studio would allow for visiting family members or Airbnb guests to stay within the main curtilage of the dwelling, plus it would have a functional and visual relationship with the main house on the property in terms use and holiday let management, particularly regarding the shared facilities such as access and car parking; It therefore cannot be considered as a separate living unit/ dwelling.

The conversion is also well designed and complementary to the character of the site and wider area. The site is also within a sustainable location, accessible to Middleton town and tourist sites on foot and by public transport and can be considered to accord with LDP policies for visitor development. It is also considered that the proposal will support economic development, jobs and prosperity, contribute to the local economy, and support the vitality and viability of Middleton, in accordance with policy E2, which notes the council will support tourism uses, provided they comply with other policies of the LDP.

Over, the development can be considered as acceptable in principle, subject to its design and site-specific impacts and policies laid out in the development plan, which will be discussed below.

Design

Alongside Section 12 of the NPPF, which expects development to be of a high design quality, Policies DM1, P2, and P3 of the Council's adopted Core Strategy mandate that development proposals uphold high-quality design standards while strengthening the borough's identity and sense of place. This is achieved by respecting positive character and context and considering key aspects such as scale, density, massing, height, layout, landscape, materials, and access in relation to surrounding buildings and areas.

The proposal is in keeping with the Local Plan, the works are to an existing building, and the alterations to support the conversion are well designed and complementary to the character of the site and wider area. The external works to the structure are minor and attractive, the proposed materials match and are appropriate, ensuring that they will not erode the character of the site. The proposal also benefits from its location at the rear of the site, screened by boundary treatment, and will thereby cause little to no visual disturbances to the streetscape and townscape and can be considered to accord with national and local policy and SPD guidance.

Amenity Considerations

Paragraph 135 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for all existing and future occupants of land and buildings. Policy DM1 of the Rochdale Core Strategy stipulates that proposals must not negatively impact residents or users by causing visual intrusion, an overbearing presence, overshadowing, or a loss of privacy. The National Planning Policy Framework emphasises the importance of ensuring a high standard of amenity for both existing and future occupants. Additionally, the "Guidelines and Standards for Residential Development" SPD sets out various design and layout criteria to safeguard amenity levels for surrounding residents and future inhabitants.

Whilst there are neighbouring properties to the proposed site, their amenity is unlikely to be impacted significantly by the proposed modest scale of the scheme, and separation by an existing boundary treatment, protecting privacy and acting as a sound barrier. Fenestration is also limited and appropriate, as the outlook is limited to the applicant's garden area.

The applicants will also have house rules for the Airbnb guests using the studio, for example, no parties, or noise after 11 pm, and a maximum of 4 guests (with a sofa bed, there is potential for a family of up to 4 to stay). As the studio will be within the applicant's own curtilage, they can easily manage the guests and any potential noise concerns. Moreover, due to the small-scale nature of the studio, it is not expected that there will be an over-intensification of residents/visitors or noise at the application site, ensuring the area character will not be affected by the short-term letting of the studio. The site also has adequate parking available to support the proposal.

The proposed development will therefore cause no further impact to neighbouring amenity than the existing dwellinghouse and development at the site. Additionally, the new development will improve amenity for the dwelling's occupiers and future residents, in that it will allow the applicants to earn some extra money from potential guests staying.

Moreover, the proposed bedroom at the site is appropriately sized and has windows to ensure suitable ventilation and residential amenity. As such, it will create a more extensive, accessible, and better designed property for the occupants, allowing them to maximise their use of the site by renting the outbuilding out for short-term letting. The proposal is thereby in accordance with planning policy and SPD guidance.

Parking and Highways

Policy T2 of the adopted Core Strategy affirms that, in all cases, priority must be given to the safety, accessibility, and amenity of residents and businesses in the area, while also ensuring reliable journey times for passing travellers. Appendix 5 OF THE Core Strategy also provides parking guidelines. Additionally, Paragraph 111 of the NPPF states that development should only be restricted or refused on highway grounds if it would result in an unacceptable impact on highway safety or if the cumulative residual effects on the road network would be severe.

The Highway agency would be unlikely to raise any objections to the proposal. This is because parking is available on-site and local to the site. The site is also within a sustainable location. The dwelling also has public transport modes currently available, and is within active travel distance of Middleton centre, where multiple services, public transport links, tourist sites and amenities can be found.

Planning balance

Economically, the scheme supports a mix of uses locally and will economically benefit the local area and economy. Visitor/ tourism accommodation development not only provides an economic benefit to the applicant, but the entire local economy benefits from money spent on accommodation, the jobs this provides, and money spent on local high streets and within local businesses by the guests. It will also diversify the tourism and short-term let accommodation offer within the area. The proposal will also benefit the applicant as the availability to let the property out for holiday guests will significantly increase their income.

Environmentally, the proposal will not affect the character of the surrounding area negatively, and the proposal will also not impact neighbouring amenity in a detrimental manner.

Socially, the scheme will provide a socially sustainable use to the locality via the creation of the studio accommodation, which will have a functional link to the main dwelling via shared services with the main dwelling, allowing visiting guests to enjoy a "home stay" like experience.

The proposed development will be in line with sustainable development and the proposal is in line with Section 11 of the NPPF as the proposal will maximize the effective use of the existing property/land.

On balance and based on current policy, the proposal should not warrant a refusal in this instance.

Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas' surrounding environment.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.