

APPLICATION NUMBER: 24/00464/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00464/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 22.08.2024 EXT OF TIME 14.01.2025

Address: Langley Lane Farm Langley Lane Middleton Rochdale M24 5LJ

Proposal: Alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION

GRANT subject to conditions

SITE

The application site relates to Langley Lane Farm, the existing building is a two storey farmhouse that has been painted white with an adjoining single storey red brick building, this has a lawful use as an equestrian barn. This building sits within the wider setting of Langley Lane Farm and is accessed off Langley Lane, there are various other buildings on site. The building is a non-designated asset.

North and west of the site lies fields, east of the site is a housing development. South of the site lies residential development. The site is within Protected Open Land next to, but not within the Green Belt.

PROPOSAL

The application proposes the alteration of the existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation.

On the east (front) elevation roof lights are proposed, the door is to be removed, and all windows are to be replaced with one window being moved to the right. The lean-to extension is to be removed.

On the west (rear) elevation of the barn element, roof lights are proposed, patio doors are proposed at ground level along with replacing the existing windows and adding additional windows. A new door is also proposed.

On the south elevation no alterations are proposed. On the north elevation a new window is proposed on the first floor and the window on the ground floor is to be replaced.

The ground level of the proposal will consist of a dining space, snug/den, store, closet, kitchen, utility room and office. The first floor will consist of four bedrooms, dressing room, two en-suites and a bathroom

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional**Places for Everyone Joint Development Plan (PfE)**

7. Places for Homes

JP-P1 – Sustainable Places

JP-P2 – Heritage

JP-H 3 Type, Size and Design of New Housing

JP-H 4 Density of New Housing

JP-G10 - Green Belt

9. Places for People

Adopted Rochdale Core Strategy (CS):

SO1 E1	Delivering a more prosperous economy Establishing thriving town, district and local centres
SO2 C1 C3	Creating successful and healthy communities Delivering the right amount of housing in the right places Delivering the right type of housing
SO3 P3	Improving design, image and quality of place Improving design of new development
SO4 G5 G6	Promoting a greener environment Managing Protected Open Land Enhancing green infrastructure
SO5 T2	Improving accessibility and delivering sustainable transport Improving accessibility
DM1 SD1	General development requirements Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

23/00672/CPE - Certificate of lawfulness for the existing use of land and buildings at Langley Lane Farm is equestrian – Approved

24/00463/FUL - Demolition of existing building and the erection of a replacement ancillary storage building. – Approved

CONSULTATION RESPONSES

Highways And Engineering

No objections

Env Health - Noise/Odours

No objections

Conservation

No objections subject to amends

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties. No comments have been received.

ANALYSIS

Principle of Development

The site is within Protected Open Land, policy G5 in Rochdale's Core Strategy resists development unless it is acceptable where it is in the green belt or small scale development which is consistent with other detailed policies and site allocations in the Local Development Plan. The proposed development does not consist of an extension or addition to the existing building, only alterations and the conversion of the attached barn.

If the site was in the Green Belt, paragraph 154 of the NPPF sets out development in the Green Belt is inappropriate unless it meets an exception. This includes, '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.*' Being purely alterations and no extensions, the development meets this exception.

Secondly, the proposal involves the conversion of the attached barn into living accommodation. Under Green Belt policy paragraph 154 exception h) (iv) sets out the re-use of buildings provided the buildings are of permanent and substantial construction.

A structural report has been provided and concludes the existing structure is in a structurally stable condition and the structure of the barn is suitable for conversion. This is considered acceptable.

Therefore the proposal is not considered inappropriate development. As such, the principle of the development in Protected Open Land is considered acceptable and compliant with Policy G5.

Character, Appearance and Heritage

Policies DM1 and P1, P2 and P3 of the Council's adopted Core Strategy require development proposals to demonstrate high quality design.

Paragraph 208 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification.

In assessing the acceptability of the proposed development, regard must be had to the NDHA status of the building. The proposed development includes rooflights, replacing all windows and inserting new windows. Where additional windows are proposed they are of a scale and style appropriate to the character of the host structure and would not have any significant impact on the appearance of the building. Full details of the proposed windows can be secured via condition.

Additional doors are also proposed, and these are considered appropriate scale and design in keeping with the host property.

The Council's Conservation Officer has been consulted as part of the application process and had requested amendments before they could support the application. They have acknowledged that there will be a loss of historic fabric, however through amendments raise no further objections. In accordance with the NPPF paragraph 216 a 'balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. On balance the proposed development will not cause an unacceptable level of harm to the asset.

The proposal will not be seen from the highway as it is set back from the front of the road and a hedged boundary exists. Overall, the proposed development is not considered to have a negative impact on the surrounding character of the area.

A structural report has been provided and confirmed the structure is in a stable condition and is suitable for conversion.

As such, it is considered that the proposals would comprise a good standard of design, subject to the use of conditions. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Impact on Amenity

PfE Policy JP-P1 requires all new development to be "Comfortable and inviting, with indoor and outdoor environments, offering a high level of amenity that minimises exposure to pollution; and addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter. PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards. This policy also requires all new dwellings to be built to the 'accessible and adaptable' standard in Part M4(2) of the building regulations. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users.

The proposed development will comply with the space standards set out in the NDSS and all rooms will have sufficient light and outlook. This will provide an acceptable standard of amenity for future occupiers.

The SPD sets out space standards in paragraph 4.1 that should be applied to development which affect existing residential properties. The existing building is not near any other residential properties and complies with the SPD. The proposal will not have a negative impact on neighbour amenity or occupier amenity.

The proposed development will have sufficient outdoor space.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy, policies JP-H3 of PFE and the National Planning Policy Framework.

Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided

and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking.

As part of the application process the Council's Highway Officer has been consulted and raised no objections. The proposal is unlikely to have an impact on the highway as there is no increase in residential units, just the enlargement of an existing dwelling.

Parking has not been demonstrated on the submitted plans, there appears to be a parking area at the entrance to the site however this will need to be shown. If the application is to be approved details of parking can be secured by condition. The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

Ecology and landscaping

The application is accompanied by a bat survey which concludes the existing buildings proposed to be altered have moderate potential to support roosting bats. A second survey has been submitted and concluded no bats emerged but there was activity taking place by the common pipistrelle. It was recommended the security lighting comes on no earlier than 11pm and goes off by 3am. The report recommends the preparation of a Bat Method Statement which should be undertaken in accordance with the recommendations within the survey and will be secured by planning condition.

The proposal accords Policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents:

Site Plan
Proposed Ground Floor Plan 2235/L2-200 Rev C
Proposed First Floor Plan 2235/L201 Rev C
Proposed Elevations and roof plan 2235/L2-301 Rev H
Structural Report dated 5/11/24
Planning Statement

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The development shall be carried out in accordance with the structural survey titled, Report for K Broome, Regarding the Structural Inspection of: Langley Farm, Langley Lane Middleton, M24 5LT' dated 5/11/24. For the avoidance of doubt, the permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the buildings to be converted.

Reason: In order to preserve the historic fabric and architectural quality of the in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework.

4. All rainwater goods shall be cast metal and painted black.

Reason: In order to preserve the historic fabric and architectural quality of the in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework.

5. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, the development shall not be occupied until details of all windows and doors (including their specification, materials, finishes, recesses and opening profile) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before occupation of development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

6. All roof lights to be installed shall be of a 'conservation style', to sit flush with the roof surface and shall not protrude from the roof plane, and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

7. The development hereby approved shall not be occupied until details of car parking have been submitted to and approved in writing by the Local Planning Authority and such details shall be implemented before occupation of development.

Reason: To ensure the development provides adequate in-curtilage parking and to comply with Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

8. The development hereby approved shall not be occupied until a Bat Method Statement have been submitted to and approved in writing by the Local Planning Authority. It shall be prepared in accordance with the recommendations within the Second Dusk Emergence Survey and shall be implemented before occupation of the development hereby approved.

Reason: In accordance with the recommendations within the Second Dusk Emergence survey of house and attached barn, and to ensure the bats are not adversely impacted upon as a result of the development in accordance with Policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Aimee Bovaird