

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/00630/FUL

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 27.08.2024 **EXT OF TIME** 14.11.2024

Address: Leaches Farm Ashworth Road Heywood Rochdale OL11 5UN

Proposal: Conversion of existing barn to form two new dwellings including engineering works and formation of retaining wall to provide level access together with two storey side extension

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	NA

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?	NA
	Neighbour comments received?	N

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

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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SITE

The application relates to Higher Leaches Farm; a pair of adjoined barns accessed from a track off Ashworth Road in open countryside to the west of Wolstenholme. The eastern barn is of stone construction beneath a stone slate roof, with the western barn having a grey slate roof. The Barns at Higher Leaches Farm are an attractive pair of agricultural buildings constructed in to the hillside with a number of original features retained. The buildings and wider farm complex can be readily identified on the First Edition O.S. Map and their architectural form suggests the buildings are early 18th century. Due to their age and local vernacular style the buildings are considered to be non-designated heritage assets.

Leaches Farm straddles the access track which leads on to a further development at Cockshouse. Higher Leaches Farm is on the northern side of the access track, and Lower Leaches Farm to the South. Lower Leaches Farm consists of a traditional farmhouse with attached stone barn, set under a continuous stone slate roof. Located to the west of the farmhouse and barn are two static caravans, and a timber chalet.

A Public Right of Way (HeyFp18) runs immediately to the south of the application building along the access track. The site is designated as Green Belt under the Proposals Map within the saved Rochdale Unitary Development Plan.

PROPOSAL

The application is a for a very similar development to the previously approved scheme 22/00308/FUL, however with the proposed scheme being for two dwellings (1x 5 bedroom, 1x 4 bedroom) rather than one larger, 4 bedroom property. The proposed scheme makes very minor changes to the proposed window openings, when compared to the approved scheme. All other aspects of the scheme are identical. No conditions have been discharged between the previous approval and the submission of this application.

The remainder of the proposed development description below, taken from the report of the approved scheme, is still of relevance:

'The application proposes a two storey extension which would project from the west facing side elevation. The extension would be set in slightly from the front and rear elevations and would be formed with a dual-pitch roof which would follow the ridge orientation of the host building, The extension would be clad in dark grey seamed metal.'

Engineering works to create a patio area to the rear are included, with a retaining wall 1.2m high to the north of the building, and 1.5m high wall and gate to the east. Boundary treatments are to be constructed from natural stone. No proposals include for boundary treatment dividing the rear gardens.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan

JP-P1 – Sustainable Places

JP-P2 – Heritage

JP-H3 – Type, Size and Design and New Housing

JP-G8 - A Net Enhancement of Biodiversity and Geodiversity

JP-C6 - Walking and Cycling

JP-C8 - Transport Requirements of New Development

JP-G10 - Green Belt

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development

DM1 General development requirements

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

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

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Unitary Development Plan (UDP):

EM/7 Development and Flood Risk

EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

19/01087/FUL	Erection of one bungalow to replace existing chalet and two static caravans including alterations to existing access – Granted STC April 2020
18/01423/FUL	Conversion of existing barn into one dwelling including existing outbuilding for use ancillary to the main dwelling – Granted STC July 2019 (Adjacent site)
18/01422/FUL	Conversion of existing barns into two dwellings. – Granted STC July 2019
18/01424/OUT	Outline application (including access and layout) for one dwelling to replace existing chalet and two static caravans. Withdrawn May 2019
21/00721/FUL	Conversion of barn to form one dwelling including single storey side extension, two storey front/side extension and the formation of a new access road – Withdrawn 05/11/2021
21/01706/FUL	Conversion of existing barn into one dwelling and erection of a single storey rear extension – Granted STC May 2022 (Adjacent site)
21/01802/FUL	Erection of one bungalow with associated garden curtilage and parking – Granted STC May 2022 (Adjacent site)
22/00308/FUL	Conversion of barn to form one dwelling including engineering works and formation of retaining wall to provide level access and two storey side extension - Resubmission of 21/00721/FUL - Granted STC September 2023

CONSULTATION RESPONSES

Highways And Engineering

No objections

Lead Local Flood Authority/Drainage

Proposals are unacceptable. Inappropriate to suggest conditions to an unacceptable scheme.

Env Health - Noise/Odours

No objections

Environmental Control (Landfill Gas)

No comments received to date

Conservation And Design

No comments to make. The application is a revised scheme with no material changes to the fenestration.

The Coal Authority
No objections

United Utilities
No comments received to date

Gtr Manchester Ecology Unit
Concerns regarding the submission details including dusk surveys. When reviewing the previously approved application, it is noted the additional surveys are happy to be secured via condition. This condition has been carried over onto this application. The proposed changes as part of this application only affect the design of glazing, and will not affect the ecological considerations of this application.

GM Fire Service
No comments received to date

Rights Of Way Officer
No comments received to date

REPRESENTATIONS

The application was publicised by way of neighbour notification and site notice. No responses were received.

ANALYSIS

The application is for the creation of two dwellinghouses in the Green Belt. With the exception of the subdivision of one dwelling into two, the proposal is very similar to the previously approved application 22/00308/FUL, except for some minor amendments.

The principle of development of a new property in the Green Belt by virtue of conversion of the building under Paragraph 155 exemption (d), has already been established in the approved application. Additionally, in relation to the proposed two storey side extension, the exception to inappropriate development under Paragraph 154 (c), was accepted under the previous application. The creation of two dwellings rather than one, in this instance, does not change the position that, in principle, the conversion of the building and creation of a two storey side extension, is acceptable subject to the following development management considerations.

As such, this report will only assess the amendments to the approved scheme, which include the alterations to the fenestration, highways and the suitability of the property in relation to occupier amenity.

Occupier Amenity

Paragraph 135 of the NPPF seeks planning decisions should ensure developments function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history, and create places that are safe, inclusive and which promote health and wellbeing with a high standard of amenity for existing and future users. Additionally, paragraph JP-H3 of PFE states 'All new dwellings must ... comply with the nationally described space standards'. The Nationally Described Space Standards, set out by the Government, are analysed below.

For a 5 bedroom, two storey property the minimum floorspace requirement is 128sqm, and for a 4 bedroom two storey property this is 124sqm.

The new dwelling to be created on the western side, would have 5 bedrooms, with the smallest a minimum size of 10.7sqm. The total floorspace of this dwelling would be 226sqm.

The new dwelling to the eastern side would have 4 bedrooms, the smallest of which is a size of 10.7sqm. The total floorspace would be 164sqm. All bedrooms in both properties would meet the requirements of at least a single bedspace, with the master bedrooms at least that of a double bedspace. All bedrooms meet the minimum bedroom width of 2.15m. Both properties well exceed the minimum requirements in relation to overall floorspace, and ample amenity space is provided within the property. As such, the proposals are in compliance with the Nationally Described Space Standards, and the requirements of Policy JP-H3 are met.

Each habitable room in each property would benefit from sufficient outlook, and would not be considered to overlook any neighbouring property. As such, the proposal is in accordance with Rochdale CS policy DM1, policies JP-H3 of PFE and policies contained within the NPPF,

Design

The proposed changes relate to minor alterations of the window openings, including the reduction of some floor height glazed doors on the western side elevation which serve the lounge, and minor alterations to the design of window on the rear elevation of the new extended area.

The Council's Conservation Officer was consulted on the application and no concerns were raised.

The proposed changes are not material to the overall design, and as such no concerns are raised with this element of the proposals. The elements of change do not affect the outcome of the planning balance of the previously approved application.

As such, the proposal falls in accordance with the adopted Core Strategy Policies P1, P3 and DM1, Places for Everyone Policy JP-P1, JP-P2 and the National Planning Policy Framework.

Highways

Consultation has been carried out with the Highways Authority which has noted that the application proposes adequate parking for the location. No road safety issues are raised, the additional traffic created will not be noticeable against the background traffic in the area. No objections are therefore raised. It is noted that the access track to the property forms a Public Right of Way (HeyFp18). Whilst no comments have been received from the Council's Public Right of Way Officer, it is not envisaged that any undue impacts would arise during the operational phase of development where additional vehicle use would be negligible, even when subdivided into two dwellings.

A proposal for the conversion of the barn into two dwellings has previously been accepted by the Local Highways Authority, and therefore as discussed in the application 22/00308/FUL, the proposed development would have little impact on the overall intensity of use across the site when compared to the previous uses and extant

permissions. On the basis that the highways and access impacts of the development are therefore acceptable, the application accords with Core Strategy policies DM1, T2 and the National Planning Policy Framework.

RECOMMENDATION: Approve subject to conditions

GRANT 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:-

PL-005 rev. P9 – Location plan and existing and proposed site plans rev 14.06.23

PL-002 – rev. P1 – As Proposed Plans rev date 24.05.24

PL-003 – rev.P1 – As Proposed Elevations rev date 24.05.24

PL-004 – rev. P1 – As Proposed 3D rev date 24.05.24

and the development shall be carried out in accordance with these drawings hereby approved.

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 No works to the buildings or clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 4 No development (including any demolition or works to the fabric of the building) shall take place unless the Local Planning Authority has been provided with a minimum of two dusk surveys undertaken in accordance with the recommendations of the submitted Daytime Bat Survey (February 2023) by Rachel Hacking Ecology, including a review of, and where necessary, updated recommendations for the development and timescales for their implementation. No development shall also take place until the Local Planning Authority has been provided with either:

- b)a a bat mitigation licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
- b)b a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence

The development shall be carried out in accordance with the approved details and any physical measures retained and maintained thereafter.

Reason: In order to ensure that the development does not prejudice the favourable conservation status of bats in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the favourable conservation status of bats and to ensure compliance with the Wildlife and Countryside Act 1981

- 5 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:

- o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

- 6 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no development shall take place until a scheme for the discharge of surface water from the site (including surface water from the access and parking areas) has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface water shall be drained on separate systems. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The duly approved scheme shall be implemented prior to first occupation of the building hereby permitted and retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 7 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no development shall take place until a detailed scheme for the for the siting and installation of the proposed package treatment plant (including the method of discharge) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To prevent pollution of the water environment and to ensure satisfactory disposal of foul water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

- 8 No development shall take place until a schedule of any repair works, demolition or rebuilding and a method statement setting out the details of any works has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details 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.

Reason for pre-commencement condition: Details of works must be agreed in advance of taking place to ensure the historic significance of the building is preserved and enhanced.

- 9 Notwithstanding any description of materials in the application no above ground construction works shall take place until full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. For the avoidance of doubt, the submitted details should include the composition and source of replacement masonry and roof

materials and mortar specification, including samples to be provided on site. Development shall be carried out in accordance with the approved details.

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.

- 10 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place 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 the dwellings hereby approved are first occupied 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.

- 11 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall take place until full details of the treatment of the ridge, verge and eaves have submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the duly approved details and 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.

- 12 With reference to the as Proposed Elevations plan hereby approved, prior to their installation, full product specifications including detailed drawings of the aluminium soffits, fascias and rainwater goods, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the dwellings hereby approved are first occupied 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.

- 13 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.

- 14 Notwithstanding any detail shown on the submitted plans or provided with the application submission, no works to clean the existing masonry shall take place until such time as a detailed stone cleaning methodology has been provided and agreed in writing by the Local Planning Authority. The cleaning works shall thereafter be carried out in accordance with the approved methodology.

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.

- 15 The development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority, in accordance with the approved proposed site plan which includes the demolition of the existing buildings, and creation of a garden area. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out within the next planting season following occupation of the development hereby permitted.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 16 No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. This includes the construction of the landscaped boundary between the two dwellings as shown on approved drawing 'Landscape Layout'. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 17 No part of the development shall be occupied until such time as a detailed strategy for the management and collection of household waste has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter operate in accordance with the duly approved strategy.

Reason: In the interests of ensuring safe and efficient collection of household waste in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 19 No above ground works shall take place until a scheme of biodiversity enhancements for the site including those pursuant to the recommendations arising from condition 4 of this permission has been submitted to and approved in writing by the Local Planning Authority. Such measures may include but are not limited to, the provision of owl boxes, bird boxes, bird bricks, bat boxes and bat bricks, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways'). The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 20 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to any part of the development being first occupied and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 21 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 22 Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Class A, AA, B, C, D, and E or Part 2, Class A of the above Order except with the express planning permission from the Local Planning Authority.

Reason: To prevent undue harm to the historical significance of Non-Designated Heritage Assets and the character and appearance of the area and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale 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.

Notes for Applicant:

The applicant is reminded that the site is acknowledged to be an active bat roost. Bats are afforded statutory protection under the Wildlife and Countryside Act 1981 it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).