

APPLICATION NUMBER: 23/01331/HOUS

Application Number:	23/01331/HOUS
Location:	Bradley Hall Manor, Rhodes Green, Middleton, M24 4SL
Proposal:	Two-storey side extension, two-storey front extension, two projecting gable features with Juliet balconies, formation of mono-pitched roof over existing single-storey rear extension and alterations to fenestration on all elevations.
Applicant:	Mr Jonny Turner
Case Officer:	Bob Melling
DETERMINATION DATE 10.05.2024	EXT OF TIME 06.06.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

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

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to a large detached two-storey dwelling that was rebuilt from three derelict cottages in 1995 (95/D32245) and extended. The house is accessed via a lane from a small hamlet of dwellings called Rhodes Green, some 86 metres to the north of the site. The site is situated at a right-angle bend in the lane and is accessed along a driveway through 2m high gates. There is a large detached outbuilding to the northeast of the site. To the rear (south) of the property is a house that was originally a barn to Bradley Hall Manor (converted in 1994, 94/D30661, called Bradley Hall Farm) that shares the driveway access with the application property.

Open land surrounds the application site which is designated, along with the site itself, as Protected Open Land and a Greenspace Corridor under the saved Rochdale Unitary Development Plan. This land provides a buffer zone between the linear development along Heywood Old Road and the western edge of the Langley estate. The application site is also located within a strategic housing allocation

(Policy JP Allocation 1.2) as identified by the Places for Everyone Joint Development Plan (Figure 1).

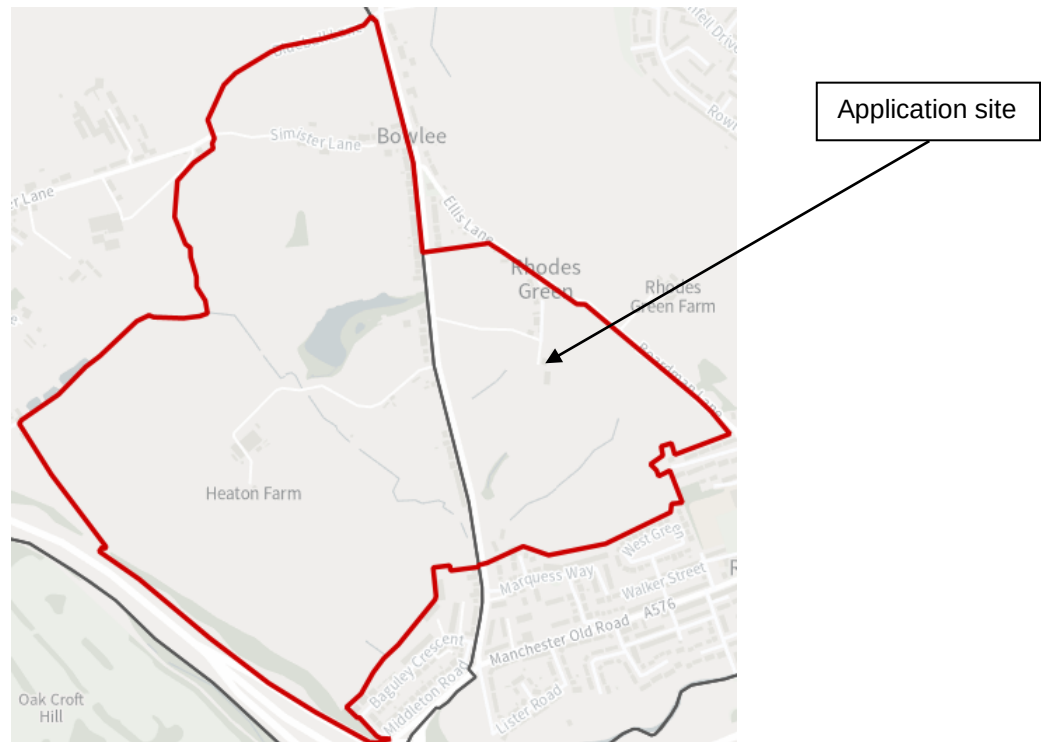


Figure 1 - JPA 1.2 Allocation (Mapping GM)

Description of Proposal

Permission is sought for the following works:

- Two-storey side extension that would project approx. 4.5m from the existing northwest-facing side elevation.
- Two projecting gable features with Juliet balconies to the existing principal elevation that would each have a depth of approx. 0.79m.
- Two-storey front extension that would project approx. 1.42m from the existing principal elevation with a width of approx. 4.47m and a flat roof with a maximum height of approx. 10.56m.
- Alterations to fenestration on all elevations.
- Formation of mono-pitched roof over existing single-storey rear extension.
- The proposed development would be constructed in matching brickwork, black concrete roof tiles, black UPVC frames and stone cills.

Relevant History

89/D24324	Change Of Use Of Land And Buildings For The Storage Mixing And Bagging Of Soil Refuse
93/D30100	External Alterations To Barn In Order To Implement Previous Consent To Change Use To Dwelling (D25394) Grant subject to conditions
94/D30661	Rebuilding Of Former Barn With Previous Consent For Use As Dwelling

Grant

95/D32245	Two Storey Side Extension To Dwelling Grant subject to conditions
98/D35830	Detached Private Garage Refuse
99/D36161	Detached Double Garage (Resubmission Of D35830) Grant subject to conditions
03/D42549	Front Dormer Extension To Dwelling. Grant subject to conditions
07/D49014	First Floor Balcony Extension To Side Of Dwelling And Extension To Existing Detached Garage To Provide Swimming Pool And Gymnasium Grant subject to conditions
08/D50873	Two Storey Rear Extension To Dwelling Including Demolition Of Existing Conservatory Refuse: Appeal Dismissed
22/00704/HOUS	Two storey side extension, two storey front extension, two projecting gable features with Juliet balconies and the alteration to fenestration on all elevations Finally Disposed of Application

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. No representations have been received.

Policy

National

National Planning Policy Framework (NPPF) December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

JPA-1.2 Simister and Bowlee (Northern Gateway)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/8	Greenspace Corridors
D/10	Protected Open Land

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
G5	Managing Protected Open Land
G6	Enhancing Green Infrastructure
G7	Increasing the value of biodiversity and geodiversity
DM1	General Development Requirements

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

An amendment was sought to position the front door centrally within the proposed atrium.

Assessment

Principle of Development

The proposed application site is located within an area designated as Protected Open Land under saved policy D/10 of the Rochdale Unitary Development Plan, which should be read in conjunction with policy G5 of the adopted Core Strategy. Saved policy D/10 allows inter alia for development which would be acceptable were it in Green Belt. Policy G5 of the Core Strategy states that development on open land outside the urban area and not in the Green Belt will be resisted unless it is limited development that would be acceptable if it were in the Green Belt.

Policy G4 of the Core Strategy restricts development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies, unless very special circumstances can be demonstrated.

Paragraph 154 of the NPPF establishes that "a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt." However, there are exceptions to this and exception c) states; "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."

Based on the submitted volume calculations, the proposed development would result in a 67.7% increase in the volume of the original dwellinghouse, excluding the existing outbuilding. The combined volume of the existing detached outbuilding, the existing extensions and the proposed extensions would give rise to a 207% increase in the volume of the original dwellinghouse. The Council's Residential Development Supplementary Planning Document states that, as a general guide, an increase of up to 35% in volume would usually be considered as not disproportionate. However, the

document acknowledges that there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

Since the disposal of a previous application (ref: 22/00704/HOUS), there has been a significant material change in the policy status of the site with the adoption of the Places for Everyone Joint Development Plan. The application site is located within a strategic housing allocation (Policy JPA 1.2), which is expected to deliver around 1,550 homes. Whilst the Protected Open Land designation has not been deleted, a greater degree of flexibility should be applied in light of policy JPA 1.2. Whilst the proposed increase in volume would fail to meet the Green Belt test, this would not be a substantive reason for refusal in isolation given the policy status of the site following the adoption of PfE.

As such, the principle of development need not be unacceptable in principle, although this must be balanced against all other material considerations, including the requirements of saved UDP policy G/8 (Greenspace Corridors), which are addressed in the relevant report sections below.

Design: DM1 and P3

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identify that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “of high quality design and take the opportunity to enhance the quality of the area” and to “enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.” In addition, section 5.1 of the SPD states development proposals should be “in keeping with the host property and generally should be subservient to it.”

The isolated, semi-rural rural context of the site means that the application property is readily visible from surrounding public vantage points, particularly within the sightlines of Boardman Lane (a Public Right of Way). It is also visible from Heywood Old Road (A6045) to the west.

The proposed alterations and extensions seek to employ a contrasting design vernacular to the existing dwelling, yet there are clear references to the existing dwelling, namely through the use of projecting gable features and similar materials. Whilst the proposed side extension would not demonstrate subservience to the host dwelling, it is not considered that a setback or lowered ridgeline is necessary in this context as such design features would result in the loss of the symmetrical frontage.

The proposed two-storey side extension would be a visually prominent addition, particularly when viewed from Boardman Lane in the context of the open fields to the west. To reduce its visual impact, setting the extension to the other side of the dwelling was considered. However, this would bring the development directly in front of the side elevation of Bradley Hall Farm, which is sited on lower ground than the application property. It would also impact the intended symmetry of the design. Therefore, on balance, the siting and scale of the proposed side extension is considered acceptable.

The proposed double height glazed atrium to the front of the dwelling would be a striking and dominant feature which would significantly alter the appearance of the existing dwelling. However, given the isolated position of the large detached property and the contemporary design of the adjacent property to the south at Bradley Hall Farm, it is considered that the proposed design of the atrium is acceptable.

The proposed development would use an appropriate material palette, with stone cills and parapet wall detailing to the front entrance feature.

As such the design and visual appearance of the proposal is considered to be acceptable and in accordance with the relevant parts of policies DM1 and P3 of the Core Strategy, JP-P1 of Places for Everyone, the SPD and the NPPF.

Amenity: DM1 and SPD

Due to the position and design of the proposed development, no undue amenity impacts in respect of overlooking, loss of privacy, overshadowing or overbearing impact would arise for Bradley Hall Farm to the south. There are no other dwellings in the immediate vicinity that would be affected. On this basis, the application accords with the relevant parts of Core Strategy policy DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Sufficient parking provision would be retained for the dwelling and there would no additional impact on the surrounding highway network. The application therefore accords with Core Strategy policies DM1 and T2 and the NPPF. Public footpath MidFp93 runs alongside the western boundary of the application site which would be unaffected by the proposed development but which should remain unobstructed where it shares the site access during the course of the development.

Impact on Greenspace Corridor

The application site falls within an area of Greenspace Corridor under the saved Rochdale Unitary Development Plan. Policy G/8 states that Greenspace Corridors will be protected, with developments only permitted where they will enhance the recreational, ecological or landscape and amenity value of the corridor. Criteria (e) and (f) of saved UDP policy G/8(A) state that development will not be permitted within the Greenspace Corridor where it would result in unacceptable harm to:

- (e) “the better landscape qualities and character of the corridor”; and
- (f) “the amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor”.

Further to this, policy G6 of the Core Strategy above all seeks to sustain and enhance a green network to support growth and regeneration in the borough, with specific reference to enhancing recreational links between urban areas and open countryside for purposes incidental to wildlife and local opportunities for recreation as well as improving visual amenity.

The site, although separate from the main built form of surrounding settlements, is nevertheless quite closely associated with other properties on Rhodes Green and is seen in conjunction with them when viewed from the surrounding area, including from vantage points along Heywood Old Road and Boardman Lane. Consequently, the extension to the dwelling would not appear as an unexpected sight in this context. As such, it is not considered that the extension would have a harmful impact on the visual, recreational or ecological value of the Greenspace Corridor.

Recommendation: 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. The permission relates to the following plans:

- Location Plans. Dwg no. 06/21/107. 5 of 7.
- Existing Elevations. Dwg no. 06/21/107. 2 of 7.
- Proposed Elevations. Dwg no. 06/21/107. 4 of 7. Rev A.
- Existing Floor Plans. Dwg no. 06/21/107. 1 of 7.
- Proposed Floor Plans. Dwg no. 06/21/107. 3 of 7. Rev A.
- Site Plans. Dwg no. 06/21/107. 6 of 7.
- Site Plans. Dwg no. 06/21/107. 7 of 7.

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 and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with drawing number 06/21/107 (4 of 7. Rev A) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
Report Completed	05/06/2024	Signed: BM
Authorisation	06/06/2024	Signed: RC

Report Author Bob Melling

