DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER
22/00655/VRCON	Tom Hiles

DETERMINATION DATE 05.10.2022 **EXT OF TIME** 06.08.2024

Address: Honresfeld, Halifax Road Littleborough Rochdale OL15 0JG

Proposal: Variation of Condition 2 (Approved Plans) of planning permission 20/00764/FUL for alterations to road layout, house type on plots 2-5, garages, plot layouts including alterations to plot boundary walls

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

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/A
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N

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

RECOMMENDATION	**Approve with conditions**

CHECKED AND SIGNED OFF BY: RG **DATE: 06 August 2024**

SITE

The application site forms part of an approved residential development scheme, consented under permission ref 20/00764/FUL.

The site was formerly a large care home complex, comprising Honresfeld, a substantial and distinctive locally listed building, previously extended with modern additions, located on Halifax Road on the north-east outskirts of LIttleborough, set in extensive wooded grounds. The site is within the Green Belt.

The approved scheme was for the alteration (including removal of modern elements) and conversion of Honresfeld back into a dwellinghouse, together with the erection of six new dwellings (one each at both sides of the main house, plots 1 and 6, and a linear group of four at the south-west edge of the site, plots 2 to 5) within the grounds.

Approval was subject to a section 106 agreement to secure the restoration of Honresfeld, as well as landscaping and phasing details. Conditions relating to matters including design details, drainage, land contamination, ecology and biodiversity have recently been resolved positively. A separate S73 application relating to design changes at plot 6 has previously been approved.

PROPOSAL

The application is to vary condition 2 on the approved scheme to approve amendments to the design of the approved house type at plots 2 to 5, to change the design of the detached garages at plots 4 and 5, and to make minor changes to the layout of driveways and parking areas around these plots. The finished floor levels of these plots would also be slightly adjusted, with some increasing by up to 0.45m and some reducing by 0.25m.

The changes to the layout would require the removal of eight trees between plot 3 and Honresfeld from the approved site plan. Planting of nine substitute trees is indicated on the revised site plan.

The house design changes would include:

- Increase in overall ridge height of around 0.8m
- Reduction in the height of the front gable roofs, with a corresponding reduction in pitch
- Addition of front and rear roof lights to allow for the roof space to be used as a bedroom and office
- Minor changes to the design of a two-storey entrance arrangement Changes to the arrangements of windows at the side and rear elevations to reflect internal layout changes

The changes previously approved at plot 6 have also been re-submitted as part of this application.

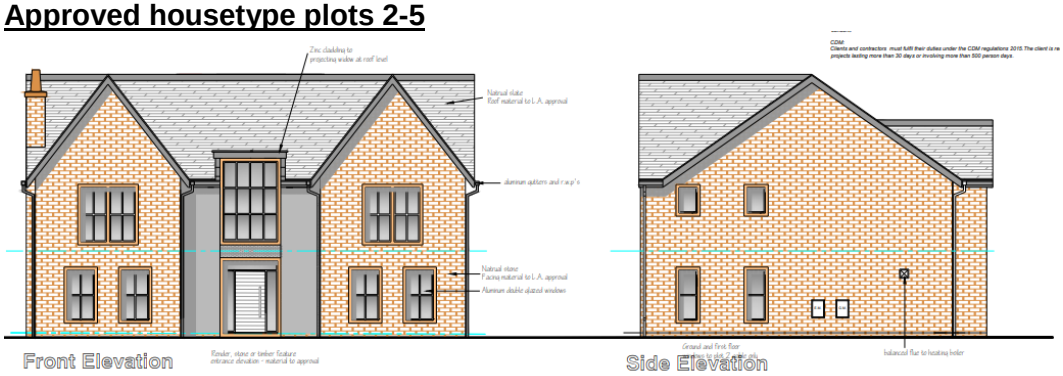
Approved site layout

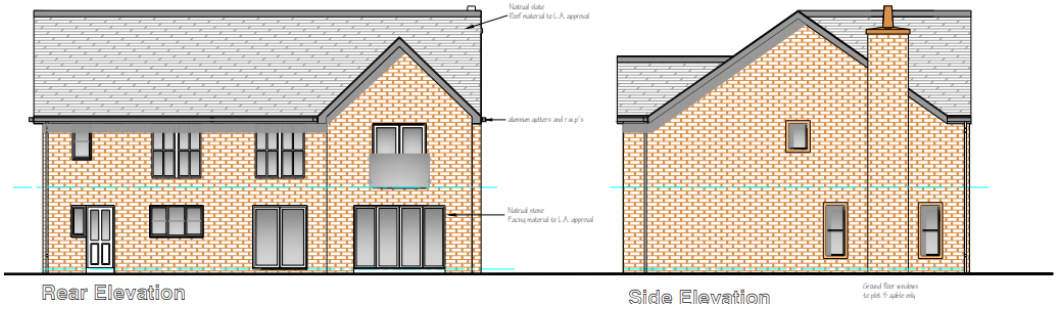


Proposed amended site layout



Approved housetype plots 2-5





Proposed amended housetype plots 2-5



RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

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 nine authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development
JP-H1 Scale, Distribution and Phasing of New Housing Development
JP-H3 Type, Size and Design of New Housing
JP-G7 Trees and Woodland
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-G9 The Green Belt
JP-P1 Sustainable Places
JP-P2 Heritage
JP-C7 Transport Requirements of Development

Adopted Rochdale Core Strategy (CS):

C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
C6	Improving health and well being
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
T2	Improving accessibility
DM1	General development requirements
DM2	Delivering planning contributions and infrastructure

Unitary Development Plan (UDP):

G/D/2 Green Belt

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

RELEVANT SITE HISTORY

16/01457/HYBR – Outline application (including access, layout and scale) for the erection of 5 dwellings and full application for change of use and conversion of the existing property into 3 dwellings including demolition of bungalow and other outbuilding and structures. Approved, 01/11/2017

19/01091/FUL - Change of use from care home to single detached dwelling with associated building and demolition works, demolition of existing bungalow and construction of six new detached dwellings with associated servicing and external works. Refused, 15/06/2020

20/00764/FUL - Change of use from care home to single detached dwelling with associated building and demolition works, demolition of existing bungalow and construction of six new detached dwellings with associated servicing and external works - Resubmission of 19/01091/FUL. Approved, 21/09/2021

- **21/01817/DOC -** Submission of details to comply with conditions 8 (bat license), 12 (CMS), 14 (tree protection) and 15 (land contamination) on planning permission 20/00764/FUL. Approved, 31.07.2024

- **22/01070/DOC** - Submission of details to comply with conditions 3 (samples), 4 (external waste pipe), 6 (parking specification), 11 (biodiversity enhancement) and 13 (drainage scheme) on planning permission 20/00764/FUL. Approved, 24.07.2024

23/00101/VRCON - Section 73 application to vary condition 2 (Plans) of planning permission 20/00764/FUL for alterations to house type on plot 6 to facilitate accommodation within the roof space and internal alterations along with amendments to window and door openings to enable compliance with Part O of the current Building Regulations. Approved, 10.05.2023

CONSULTATION RESPONSES

Highways And Engineering

Previously comments and conditions remains relevant, no further comments to make.

Lead Local Flood Authority/Drainage

Previously suggested condition remains relevant, no further comments to make.

Conservation And Design

Overall the changes could reduce the quality of the scheme, resulting in a greater level of harm to the significance of the non-designated heritage asset. Raised concerns with regards to the elevation changes, increase in scale of buildings, and boundary treatments and landscaping.

REPRESENTATIONS

Letters were issued to neighbouring occupants and a press notice was published. No representations were received from members of the public.

ANALYSIS

Principle of development

The application site is located within the Green Belt as allocated under the Rochdale Unitary Development Plan Proposals Map. NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering planning applications, LPA's should ensure that substantial weight is given to any harm to the Green Belt and 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In the case of the original approval it was determined that the redevelopment of the site would result in a greater impact upon the openness of the Green Belt and therefore that the proposal would be inappropriate development in the Green Belt, but that the resulting harm would be outweighed by the benefits of the scheme, comprising the refurbishment of the locally listed house and delivery of high-value

family housing, lacking in the borough, which were considered to be very special circumstances.

The increase in building height of the amended housetype and the slight increases to finished floor levels at some plots will mean that the revised scheme would have a marginally greater impact on the visual aspect of openness than the approved scheme. The internal alterations would not result in additional bedrooms and as such it is not considered that the revisions would be likely to give rise to any additional impact on the spatial element of openness. The original scheme was considered to be acceptable in Green Belt terms as it was considered that there were very special circumstances outweighing the harm in terms of inappropriate development and harm arising to the openness of the Green Belt, specifically the conservation and enhancement of Honresfeld, a locally listed building, and that the scheme would provide larger family homes of which are underprovided in the borough. Despite the slightly greater impact on the visual aspect of openness, it is still considered that the harm would be outweighed by these considerations, and that there are therefore very special circumstances. Approval of the revised scheme would therefore be consistent with paragraph 153 of the NPPF. The revised proposal is therefore acceptable in principle.

Design and Heritage

Core Strategy policies P1 *Improving image* and P3 *Improving design of new development* set out the Council's expectations for achieving high-quality design (including landscaping) in new developments. Policy P2 *Protecting and enhancing character, landscape and heritage* notes the ways that the Council will protect the borough's heritage assets in planning decisions.

The council's conservation officer raised concern over potential weakening of the design and potential for additional harm to the significance of the non-designated asset. The proposals were subsequently amended, primarily addressing the elements of the elevation design that were considered to introduce additional harm. This included the removal of the render from all sections of the homes other than a minor feature recessed around the entrance, and the restoration of window proportions and gable pitches to better reflect the vertical emphasis of the heritage asset. Whilst other amendments to the height and layout, alongside the boundary treatments have been retained, these are considered to be relatively minor in terms of the scale and character of the approved scheme. It is not considered that the changes to the approved scheme would be notably harmful in terms of the overall design quality, or in terms of significant effects on the setting of the locally listed Honresfield house. The amendments are not considered to significantly alter the previous assessment and the planning balance remains consistent in terms of acceptability with regards terms of design and effects on heritage assets.

Amenity

Core Strategy policy DM1 *General development* requirements notes that all development proposals should not adversely affect the amenity of residents or users through impacts including visual intrusion, overbearing impact, overshadowing or loss of privacy.

The amendments are not considered to give rise to any additional considerations in terms of residential amenity, either in terms of effects on existing residents or in terms of the standard of accommodation provided for future occupants. The revised first-floor plan would add a side-facing window serving a bathroom, but at all plots this would not be oriented in a way which would give rise to concerns in terms of overlooking to the proposed houses at the adjoining plots.

Procedural note

The original approval was subject to planning conditions including a number of pre-commencement conditions. The pre-commencement conditions have been positively resolved since this application was submitted, and in the event of approval the decision notice can refer to the approved details.

RECOMMENDATION

The amended proposal would remain acceptable in terms of development in the Green Belt. The external changes to the approved scheme would be acceptable in terms of building design and effect on the setting of the non-designated heritage asset. It is not considered that the amendments would give rise to any considerations in terms of residential amenity, access, highways safety, ecology and biodiversity, flood risk and drainage, or any other planning considerations.

The proposal is therefore considered to be acceptable in terms of the relevant policies of the development plan, and therefore to comprise sustainable development. Accordingly, the application is recommended for approval, subject to the following conditions.

1. This permission relates to the following plans:

   - Proposed Site Layout (H404-05-F)
   - Demolition Plan (H404-13-A)
   - Proposed Plans (H404-03-B) (*main house)*
   - Proposed Elevations (H404-04-B) *(main house)*
   - House Type Plot 1 (H404-10-B)
   - House Type - Elevations - Plot 1 (H404-11-C)
   - House Type Plans (H404-07-H) *(plots 2 to 5)*
   - House Type Elevations (H404-08-J) (*plot 2 to 5)*
   - Plans and Elevations (H464-06 dated Dec 2022) (*plot 6)*
   - Garages (H404-09-C)
   - Entrance Gate and boundary wall details (H404-15)

   The development shall be carried out in accordance with the approved drawings.
   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.

2. Notwithstanding any details hereby approved and the requirements of condition 2, the development shall be undertaken in accordance with the details of external facing materials set out in the submitted schedule of external facing materials titled 'Proposed materials to be used on development of 6 detached dwellings at Halifax Road, Littleborough, planning ref; 20/00764/FUL', approved under discharge of condition application ref 22/01070/DOC.

   Reason: For the avoidance of doubt and to ensure satisfactory standards of appearance and quality are achieved and that the development protects the character and appearance of Honresfeld and the Green Belt and to accord with the adopted Places for Everyone joint development plan, Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any details hereby approved the development shall be undertaken in accordance with the details of external rainwater goods and soil pipes indicated in drawing numbered H404-14 approved under discharge of condition application ref 22/01070/DOC.

   Reason: In order to ensure a satisfactory appearance of this non-designated heritage asset and in the interests of visual amenity in accordance with Policy P1, P2 and P3 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

4. The windows shown obscurely glazed on elevation 6 of the development hereby approved (drawing no.H404-04-B) shall be fitted with textured glass, the obscuration level of which shall be no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

   Reason: In the interests of residential amenity and in accordance with policy DM1 of the adopted Rochdale Core Strategy and 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 be undertaken in accordance with the parking area surface materials indicated in the schedule titled 'Proposed materials to be used on development of 6 detached dwellings at Halifax Road, Littleborough, planning ref; 20/00764/FUL' approved under discharge of condition application ref 22/01070/DOC.

   The parking areas shall be constructed in accordance with the approved details before any of the dwellings they would serve are first brought into use and shall be retained as such thereafter. The parking areas shall be retained for parking purposes at all times thereafter.

   Reason: In the interests of highway safety and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

6. No part of the development shall be occupied until a refuse collection strategy has been submitted to and approved in writing by the Local Planning Authority. The collection of refuse from the site shall be undertaken in accordance with the approved scheme thereafter.

   Reason: In order to ensure adequate refuse collection from the site and to protect highway safety and in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

7. The development shall be undertaken in accordance with the details set out in the submitted Licence and Annex ref 2021-55549-EPS-MIT from Natural England submitted under discharge of condition application ref 21/01817/DOC.

   Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. Prior to the installation of any external lighting, a strategy shall be submitted to and approved in writing by the LPA. The strategy shall:

   - Identify areas/features on site that are potentially sensitive to lighting for bats;

- show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on bats is negligible;
- Specify frequency and duration of use.

All external lighting shall be installed in accordance with the agreed specifications and locations set out in the strategy.

Reason: In order to ensure that protected species at the site can be adequately protected in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9. No external works to the buildings, trees and vegetation, including site clearance shall be undertaken in the main bird breeding season (March to July inclusive) unless a report, by a suitably qualified person is submitted to and approved in writing by the Local Planning Authority to demonstrate that nesting birds are not present on the site. The development shall be undertaken in accordance with any submitted report.

   Reason: In order to protect birds and their nests and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10. The development shall be undertaken in accordance with the details set out in the the report titled Biodiversity Enhancement Plan & Report by JCA Limited dated 04.04.2022, approved under discharge of condition application ref 22/01070/DOC. The details measures shall be retained thereafter.

    Reason: In order to conserve and enhance the biodiversity of the site and ensure no net loss of habitats on site and to increase biodiversity and opportunities for wildlife in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. The development shall be undertaken in accordance with the Construction Phase Health and Safety Plan and Construction Method Statement approved under discharge of condition application ref 21/01817/DOC.

    Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

12. The development shall be undertaken in accordance with the details of foul and surface water drainage set out in the following plan and report:

    - Proposed Residential Development Drainage Plan rev 2
    - Drainage Strategy & Flood Risk Assessment report for Planning App. 20/00764/FUL

    approved under discharge of condition application ref 22/01070/DOC.

    The approved scheme shall be implemented prior to the first occupation of the dwelling hereby permitted and shall be 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.

13. The development shall be undertaken in accordance with the Arboricultural Method Statement ref 12831/TP by JCA Limited approved under discharge of condition application ref 21/01817/DOC.

    Reason: To ensure adequate protection of trees around the site and to accord with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

14. No development shall be undertaken in full accordance with the remediation recommendations of the Phase 1 and 2 Environmental Audit by TJ Booth Associated dated December 2021 approved under discharge of condition application ref 21/01817/DOC. A verification report shall be submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

    Reason: So as to ensure there is no harmful contamination on the site and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

15. No part of the development shall be occupied until details have been provided demonstrating visibility splays of 2.4 metres by 43 metres will be provided at the site accesses onto Halifax Road. The area of land between the visibility splay line and the highway boundary shall thereafter be kept clear of all obstructions in excess of 1 metre in height.

    Reason: In the interests of road safety.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 (or any equivalent Order following the amendment, re-enactment or revocation thereof) the Honresfeld dwellings hereby approved shall: not be altered or extended; no microwave antenna shall be affixed to the dwellings; no installation, replacement or alterations to chimneys, flues or soil and vent pipes shall be carried out; no hard surfaces shall be laid or replaced; and no buildings, structure, gates, fences or walls shall be erected under Schedule 2, Part 1 of the above Order except with the prior written approval of the Local Planning Authority.

    Reason: In the interests of visual amenity and to protect the non-designated heritage asset in accordance with policies P1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.