

APPLICATION NUMBER: 23/01163/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01163/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 04.04.2024 EXT OF TIME 20.06.2024

Address: 143 Bamford Road, Heywood, OL10 4AA

Proposal: Subdivision of single dwellinghouse into two dwellinghouses.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RC

DATE: 19.06.24

SITE

This application relates to no.143 Bamford Road, a two-storey semi-detached property sited on a corner plot between Clay Bank Street and Bamford Road 600m north of Heywood town centre. The property dates from the mid-late 19th century, historically comprising two separate dwellings which have more recently been amalgamated to form a single 4-bedroom dwelling.

The property fronts Clay Bank Street and adjoins to no.145 Bamford Road to the east, which wraps around the junction to front Bamford Road. A grassed area exists between the application property and no.6 Clay Bank Street, the adjacent dwelling to the west.

PROPOSAL

Permission is sought for the subdivision of the existing dwelling into two dwellings. No external alterations are proposed. Dwelling 1 would have 3 bedrooms and Dwelling 2 would have two bedrooms.

RELEVANT PLANNING POLICY

National Guidance

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-H1	Scale, Distribution and Phasing of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places

Local

Adopted Rochdale Core Strategy (CS):

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
P3	Improving design of new development
 SO4	 Promoting a Greener Environment
G6	Enhancing Green Infrastructure
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
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
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

21/00331/FUL Change of use from dwelling (Class C3) to 9-bed House in Multiple Occupation (sui generis) including alterations to front elevation, 1.8m high boundary fencing and cycle store.
Refuse for the following reasons:

- 1. The proposed House in Multiple Occupation use would result in the increased internal transmission of noise through the party wall shared with no.145 Bamford Road through an increase in comings and goings of occupants and visitors to the site, and general activities associated with day-to-day living which are likely to extend throughout the daytime and into the late evening. This harm would be compounded by external noise generated in the use of the rear garden, which would spoil the peace and privacy of the adjoining residential garden. The proposal is therefore contrary to the residential amenity aims of policies G9 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.*
- 2. The proposed development would result in an increase in on-street parking and would increase the risk to the safety of pedestrians on the footway and risk the potential to restrict access to emergency vehicles. The proposal is therefore detrimental to highway safety, contrary to policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.*

CONSULTATION RESPONSES

Highways And Engineering

The main highway consideration for this application is parking provision as the development is located on the busy junction of Bamford Road and Clay Bank Street.

Although the creation of an additional dwelling is likely to increase parking demand we would have to take into account the parking generated by the existing use and the sites relatively sustainable location close to Heywood Town Centre. We would therefore say that the level of that demand is not likely to create issues on the surrounding residential streets and may not be a sustainable reason for refusal..

The current servicing arrangements for these dwellings would be unaffected by the proposed development.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Env Health - Noise/Odours

This section has no objections to the proposals.

Transport For Greater Manchester

Thank you for consulting TfGM in respect of Application 23/01163/FUL.

The quantum of development does not trigger the requirement for a highway impact review by TfGM.

In terms of other comments, TfGM would note the following:

- Any redundant vehicle access points would need to be reinstated as continuous footway to adoptable standards.
- TfGM would suggest there should be the provision of continuous 2m wide footways throughout and surrounding the development, with any substandard footways renewed.
- TfGM would refer to the LHA to confirm whether the quantum of development triggers the requirement for a Travel Plan. If this is not required, TfGM would recommend that a Travel Pack is produced which could include useful details of the nearest public transport services, journey planning etc.

REPRESENTATIONS

Letters of notification were sent to surrounding properties and a site notice was posted for wider publicity. No representations were received in response to the proposed development.

ANALYSIS

Principle of Development

The application is located within an area identified as Defined Urban Area. As such Policy G/D/1 is relevant to any development at the site and this establishes that development should be concentrated in the urban area.

Policy C1 of the Core Strategy promotes the potential of previously developed sites, including empty homes and buildings within the urban area, to achieve a target of 80% of new housing on previously developed land; and to ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

Policy C3 of the Core Strategy is also relevant and its aims are to:

- Ensure new development provides housing types that take account of local needs and aspirations; and
- Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character.

The site is located within the Defined Urban Area and sustainably located close to the town centre.

The development may be considered acceptable in principle, subject to the scheme being acceptable by way of the following development management requirements.

Impact on Character and Appearance

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to demonstrate high quality design. In addition, paragraphs 131 and 135 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The works necessary for the subdivision of the dwelling relate solely to internal alterations.

Paragraph 3.12 of the SPD requires properties to include space for bins to be stored out of public view. The existing dwelling does not include bin storage facilities, and the bins are stored on a grassed area against the western gable elevation. This area of land has been included in the site boundary and, whilst less than ideal, it would be possible for the future occupants of both dwellings to store their bins on the strip of land to the west of the existing building. On balance, the proposed bin storage arrangements are considered to be acceptable.

Therefore, it is considered that the proposal would result in a satisfactory standard of visual amenity and would accord with the aims of Policies P3 and DM1 of the Core Strategy, the SPD and the NPPF.

Amenity

Policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. The NPPF requires development to achieve a high standard of amenity for existing and future users.

The “Guidelines and Standards for Residential Development” SPD contains a number of guidance parameters for the design and layout of new housing in order to preserve the amenity standards for surrounding residents and future occupiers.

Noise and Disturbance

With regards to the subdivision of dwellings, paragraph 4.12 of the SPD states:

“The subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems. Large detached dwellings are generally more suitable for sub-division into smaller units; terraced properties, unless large, are less suited to this form of development

because of noise transmission through party walls and the likelihood that any on-street parking problems which may exist will be compounded.”

The application property comprises a four-bedroom C3 use dwellinghouse, adjoining to no.145 Bamford Road, another C3 use dwellinghouse to the east. Due to the arrangement of the two properties, the application property wraps around the adjoining neighbour to the south and east of the property.

Whilst the proposed subdivision of the single four-bedroom dwellinghouse into two dwellinghouses would constitute an intensification of the site by virtue of the additional bedrooms, it is not considered that resulting residential use would result in levels of noise and activity that would continue to be typical of a residential dwelling.

Privacy

The application property borders an overgrown parcel of land to the rear and the use of this land is unknown. Whilst the proposed development would directly overlook this land, it should be acknowledged that an existing relationship is shared between the application property and the land to the rear. Moreover, none of the existing windows are obscurely glazed.

The proposal would not introduce any additional fenestration and, therefore, it is not considered that the proposed development would result in an undue loss of privacy to any neighbouring properties or land beyond that which is existing.

In order to protect both the amenity of the occupants of Dwelling 2 and to prevent any undue overlooking towards no. 145 Bamford Road, a condition is recommended to ensure that the proposed bathroom window in Dwelling 2 is fitted with obscure glazing to be retained in perpetuity.

Occupier Amenity

PfE Policy JP-H3 states all new dwellings must comply with the Nationally Described Space Standards (NDSS).

The NDSS is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures. Table 1 sets out the minimum gross internal floor area requirements for new dwellings, across a varying number of bedrooms, occupants and floors.

Below is an extract from the NDSS, which specifically details the Gross Internal Area requirements for new one bedroom apartments where one individual resides.

Number of bedrooms (b)	Number of bed spaces (persons)	2 storey dwellings	Built-in storage
2b	4p	79	2.0
3b	5p	93	2.5

The Gross Internal Area totals approximately 95.07sqm for Dwelling 1 (excluding the bin store) and 119.37sqm for Dwelling 2. The proposal therefore meets the minimum Gross Internal Area identified in the NDSS. Both dwelling also contain sufficient built-in storage space.

Furthermore, the NDSS also prescribes minimum bedroom sizes. For a bedroom to provide two bedspaces, it has to have a floor area of at least 11.5m² and 1 double

(or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide. For a bedroom to provide one bedspace, it has to have a floor area of at least 7.5m² and is at least 2.15m wide. The submitted plans indicate that all bedrooms would comply with the minimum bedroom sizes as prescribed in the NDSS.

It is noted that the proposed kitchen window in Dwelling 2 would be overshadowed by Dwelling 1 and no. 145 Bamford Road, which would create a tunnelling impact. The current use of this room is unknown - labelled 'Room2' on the existing floor plans. Although it is feasible that it could function as a dining room given its proximity to the existing kitchen.

Notwithstanding, the level of overshadowing experienced by said window would not worsen as a result of the proposed development and the window would maintain current access to natural light.

Furthermore, as defined in Appendix 2 of the SPD, kitchens do not constitute habitable rooms and, as such, occupants are not expected to spend prolonged periods of time in the room. Given that Dwelling 2 benefits from a separate dining room, it is considered that the overshadowing impacts to the occupiers of Dwelling 2 would be acceptable.

The submitted floor plans indicate that all habitable rooms would receive adequate natural light and outlook. Whilst neither dwelling would benefit from external amenity space, it is noted that the existing dwelling also does not benefit from such space.

In conclusion, the proposal would not unduly impact on the amenity of the present and future occupiers of the application property and the neighbouring properties. As such the proposal would comply with policies JP-H3 of PfE, DM1 of the Core Strategy, the SPD, the NDSS and the NPPF.

Highways

The application site is located at the junction of Bamford Road and Clay Bank Street, with double yellow lines restricting on-street parking to the front of the building due to its proximity to the junction of a classified road. Dwellings on Clay Bank Street are predominantly 18th century terraced properties, without dedicated off-street provisions, and occupants therefore rely on on-street parking. It was observed upon a site visit by the Case Officer that on-street parking is near saturated.

However, it is acknowledged that the site is sustainably located, approximately 10 minutes on foot from Heywood town centre and 1 minute on foot to the nearest bus stop. Moreover, given the parking generated by the existing use, it is not considered that the proposals would result in a level of parking demand that would result in a detrimental impact on highway safety.

For these reasons, the proposal is considered to be acceptable and in accordance with Policies T2 and DM1 of the Core Strategy, the SPD and the NPPF.

Other Matters

Drainage

Paragraph 165 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Policy G8 of the Core Strategy sets out the Council's strategy for

managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.

The site lies within the Heywood Critical Drainage Area. The application does not include the extension of the property and no landscaping works are proposed. Therefore, it is not considered that the development would result in increased flood risk.

Ecology

There are no ecological concerns with the proposal where the application relates to internal works to facilitate the subdivision of an existing dwelling.

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:

- Site Location Plan. Submitted on 14/06/2024
- Existing Details. Dwg no. 23.3228.1
- Existing Elevations And Section 1-1. Dwg no. 23.3228.2
- Proposed Details. Dwg no. 23.3228.3D
- Proposed Elevations And Section 1-1. Dwg no. 23.3228.4G
- Existing & Proposed Block Plans. Dwg no. 23.3228.5H

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, Places for Everyone and the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the dwellings hereby permitted the proposed first floor bathroom window on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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.

Report Author Bob Melling