**APPLICATION NUMBER: 21/00357/FUL**

# DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE |
|---|---|---|
| 21/00357/FUL | Ryan Killeen | 26 July 2021 |

**Address:** Hinde Clough Barn Edenfield Road Rochdale OL12 7TU

**Proposal:** Change of use of existing stable block to self-contained holiday let including single storey side extension

| | | | | |
|---|---|---|---|---|
| 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 |

| | | |
|---|---|---|
| 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: AT** **DATE: 28.07.2021**

## SITE

This application relates to a stable building within the curtilage of Hinde Clough Barn, a large detached residential dwelling set within the foothills of the Pennines in the Norden area of Rochdale. The site is accessed from a private access track from Over Town Lane to the west. The site is set within a relatively rural context, within the Green Belt as set out under policy G/D/2 of the UDP, and is bounded by open agricultural fields.

The stable building itself is located approximately 35m north of the main dwellinghouse, immediately south of a manege and is of single storey form with a log construction and simple dual-pitch roof form.

## PROPOSAL

This application seeks permission for the conversion of the existing stable block into a holiday let, with the erection of a single storey extension to the east facing side elevation.

The proposed extension would project 5.3m with a width of 3.6m, the roof slope would join the roof of the existing stable building. The extension would be constructed from coursed stone.

## RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

**SO3 To improve 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**
G4 Protecting Green Belt land
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/2 Green Belt**
EM/7 Development and Flood Risk
EM8 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

N/A

## CONSULTATION RESPONSES

Highways And Engineering
This proposal is likely to have no noticeable impact upon the surrounding highways.

Lead Local Flood Authority/Drainage
Summary: Details requested over proposed sewerage systems

Rights Of Way Officer
No comments received to date

Environmental Health - Contamination
Summary: Recommend standard conversion condition.

## REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a notice posted in the vicinity of the site. No responses were received.

## AMENDMENTS

Amendments were received which revised a single storey extension to each side elevation to a single storey extension to the east facing elevation only as the original proposal would have constituted inappropriate development in the Green Belt.

## ANALYSIS

### Impact on Character and Appearance

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 128 and 131 of the National Planning Policy Framework (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.

Notwithstanding the proposed extension, the works required to facilitate the proposed conversion comprise of alteration to fenestration and internal works such as improved insulation. Such works retain the overall form and materiality of the building and would not have a discernible impact on the character or appearance of the area, particularly due to the restricted visibility of the site from public vantage points.

The proposed extension would introduce an additional material to the overall palette, seeking to contrast the materiality of the existing stable block. Such design choice would distinguish the proposed extension from the existing building and provide visual relief from the materiality of the existing building.

Whilst the proposal would not be readily identified as subservient to the original building by virtue of continuation of the existing roof form across the extension, it is not considered that this would be an unacceptable design feature that would be unduly harmful to the character and appearance of the area, where elongated, unbroken roof planes are typical of agricultural design vernacular and the proposal would not appear conspicuous. Furthermore, it is acknowledged that the application building has limited opportunity to be viewed from public vantage points.

Given the sites location within the residential curtilage of Hinde Clough Barn, the increase of domestic paraphernalia associated with use of the site as a holiday let is not expected to amount to an unacceptable impact on the rural character of the site.

Overall, it is considered that the overall design of the proposal would therefore accord with policies P3 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

**Impact on Surrounding Land Users**

Policy DM1 of the Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

Paragraph 131 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) ‘Guidelines and Standards for Residential Development’ which states that new developments *“should be carefully designed to protect the amenity of the occupants of adjoining properties.“*

Use of the site for short stay commercial visitor accommodation is characterised through a high frequency of arrivals and departures, and the likely frequency and intensity of noisy or otherwise unsocial activities as might be expected on a recreational visit. No details of the use pattern for the site have been provided such

as minimum length of stay, check-in and check-out times, there is potential for a level of disturbance to the existing and future occupiers of Hinde Clough Barn.

Given the relative isolation of the site, being in close proximity to only Hinde Clough Barn, the impacts of noise and disturbance would be limited to be experienced by only the occupants of Hinde Clough Barn. It is considered that vehicular access would not present an issue in relation to noise and disturbance as access to the holiday let would be along an access track which runs to the north of the curtilage and would not pass within 35m of Hinde Clough Barn, and as such is unlikely to be detrimental to the living conditions of surrounding occupiers, even where users of the site may need to arrive or leave the site within unsociable hours.

Whilst it is recognised that the likely frequency of noisy and unsociable activity would be higher than typical residential uses, use of the proposed building by up to 4 adults is not considered to amount to a level of noise and disturbance that would be detrimental to the living conditions of Hinde Clough Barn.

The proposed holiday let would be sited 35m from Hinde Clough Barn and would not be directly facing, with the front facing fenestration facing across a parking area. Given the siting away from the main dwelling, it is not expected that the proposal would result in detrimental impacts to the occupiers of Hinde Clough Barn by way of overbearing impact, overshadowing or loss of privacy.

In light of the above, it is considered that the proposed holiday let would not unduly impact on the amenity of the occupants of neighbouring properties and would provide a suitable standard of living for the occupants, in accordance with policies DM1, the SPD and the NPPF.

**Impact on Highways, Parking and Access**

The Council's Highways Officer has raised no objection to the proposals, citing their location far from the adopted highway and small scale as justification. In addition to this, it is considered that parking arrangements and site layout promote the safe use of the site and would not result in a negative impact on the capacity of the local highway network or have a detrimental impact upon road safety. Therefore the proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the NPPF.

**Ecology**

The site has no notable ecological features at present, and it is unlikely that protected species inhabit the existing stable. No specific details on landscaping or details of ecological enhancements have been submitted at this stage. It is considered that net gains in biodiversity can be achieved through a suitably sensitive landscaping scheme comprising native species suitable for the landscape context and dedicated ecological enhancements including, but not necessarily limited to, bat boxes, bat bricks, bird boxes and bird bricks. Separate conditions requiring a landscaping scheme and ecological enhancements to be submitted to and approved in writing are recommended to be attached to any decision. Informatives are also

recommended to be attached to any decision notice reminding the applicant of the protection afforded to certain species.

**Drainage**

The site falls within Flood Zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). The site is therefore suitable for residential development in this respect, subject to appropriate wastewater and surface water disposal to reduce the risks of flooding or aquatic pollution elsewhere.

Due to the remote location of the site, with no public sewers in the vicinity, the holiday let may need to be serviced by a new small sewage plant, following the appropriate Government guidance.

Subject to an acceptable drainage scheme being submitted to and approved by the LPA as required by the suggested condition, the requirements of Policy G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the NPPF will have been satisfied.

**Land / Building Contamination**

The Council's Public Protection Officer has reviewed the application and recommended the application of a standard site investigation condition for conversions, including a visual/olfactory inspection of the existing structures and surrounding site for evidence of contamination. Subject to the suggested condition, the requirements of adopted Rochdale Core Strategy G9 and the NPPF will have been met.

**Principle of Development – Green Belt**

The site is located within the Green Belt as designated under the saved Rochdale Unitary Development Plan Proposals Map. As such saved Policy G/D/2 of the RUDP and Policy G4 of the Rochdale Core Strategy are applicable. The contents of both of these policies accords with that set out in the National Planning Policy Framework in relation to development within the Green Belt.

The effect of Paragraphs 148, 149 and 150 of the NPPF, when read together, is that all development in the Green Belt is inappropriate unless it either falls within one or more of the exemptions set out in Paragraph 90 or is the construction of a new building or buildings that comes within one of the exceptions referred to in Paragraph 149.

Paragraph 150 of the NPPF sets out, inter alia, that the re-use of buildings provided that the buildings are of permanent and substantial construction may be considered not inappropriate in Green Belt, provided the openness of the Green Belt is preserved and that the development does not conflict with the purposes of including land in Green Belt. As such, the reuse of the existing building may not be considered inappropriate development in Green Belt in principle.

Whilst no structural survey has been submitted to indicate the extent of the works required to redevelop the disused barn, it has been observed on site that the stable is of a reasonable structural integrity, complete with substantial concrete footings, with no obvious signs of structural fatigue or dilapidation. It is acknowledged that the roofing material would be replaced, however this would be considered minor in the context of the entire stable. Therefore, it is considered the proposal would qualify to be considered under the exemptions listed within paragraph 150 and would be suitable for exemption d).

With regards to the proposed single storey extension to the stable, paragraph 149 c) of the NPPF allows for 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.

Section 5.20 of the of the Council's adopted '*Guidelines and Standards for Residential Development'* (2016) Supplementary Planning Document states that normally, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would normally be considered appropriate and not disproportionate.

The floor space and volume of both the original building and the proposed extension are set out below, with a calculation of the net difference:

| | **Original Building** | **Proposed Extension** | **Difference (%)** |
|---|---|---|---|
| **Floor Space ($m^2$)** | 59.06 | 18.72 | +31.69 |
| **Volume ($m^3$)** | 200 | 71.4 | +35.70 |

In light of the above calculation, the proposed extension is considered to constitute a proportionate addition and as such, need not be inappropriate within the Green Belt.

*Impact on Character and Openness*

In assessing the impact to the character and openness of the Green Belt, it is not considered that the application would conflict with any of the five purposes of the Green Belt set out under paragraph 138 of the NPPF; the application would not contribute to urban sprawl as the proposed holiday let would be sited within the established residential curtilage and would not prejudice the aim of urban regeneration.

When considering if the proposal preserves the openness of the Green Belt, it is acknowledged that '*Openness'* is split into two distinct parts: Visual and Spatial. In assessing the visual component, it has been established that the extension would be 'proportionate', with the visual appearance of the proposal being considered satisfactory within the 'Design' section of the report. As the proposal would be within the established curtilage of the dwelling, the urbanising impact of any associated domestic paraphernalia would not amount to an unacceptable impact to the character or openness of the area.

In assessing the spatial component of openness, it is noted that the proposed extension would be of 'proportionate' dimensions, and would be set below the level of the landscape to the north. As such it is not considered that the proposal would be harmful in this respect.

**Planning Balance**

Paragraphs 147 and 148 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. No harm through inappropriateness has been identified and no additional harm to the Green Belt has been identified. The application proposal therefore accords with policy G4 of the Rochdale Core Strategy and the National Planning Policy Framework in relation to the protection of Green Belt land. As such, the proposed development is acceptable in principle and matters of detail and the application is accordingly recommended for approval.

**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. This permission relates to the following list of submitted plans, drawings and documents:-

- Location Plan – Received 26/05/2021
- PL.2051.003A – Existing and Proposed Site Plan
- PL.2051.002C – Proposed Elevations and Floor Plans
- PL.2051.001 – Existing Elevations and Floor Plans

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

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

3. Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a letter report submitted to the Local Planning Authority for approval containing the following information:

   - the nature and integrity of existing floors and hardstanding;

- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policies G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: An understanding of necessary remedial works is required before works start on site in order to ensure that comprehensive and appropriate remediation is undertaken from the commencement of engineering operations.

4. No development shall take place until such time as a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

   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.

5. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) 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. Development shall be carried out in accordance with the approved details.

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.

6. No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, provision for bird boxes and bat boxes, has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until such time as the duly approved biodiversity enhancement measures have been installed in accordance with the duly approved detail.

   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.

7. Notwithstanding the provisions of the Town and Country Planning (Use classes) Order 1987, (as amended), and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any equivalent Order following the revocation and re-enactment thereof, the building hereby approved shall only be used for the purpose of for short stay commercial visitor accommodation and for no other purpose including other uses within Use Class C3.

   Reason: In the interests of amenity and highway safety and in accordance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, 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, Classes A, AA, B, D, E and of the above Order except with the prior written approval of the Local Planning Authority.

   Reason: To prevent overdevelopment in Green Belt in accordance with the objectives of Policy G/D/2 of the adopted Rochdale Unitary Development Plan, Policies G4 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:**

**Bats**

Whilst the building to be demolished has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Report Author Ryan Killeen