

APPLICATION NUMBER: 23/00101/VRCON

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00101/VRCON	Tom Hiles	21 March 2023

Address: Honresfeld Halifax Road Littleborough Rochdale OL15 0JG

Proposal: Section 73 application to vary condition 2 (Plans) of planning permission 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) 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.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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?		Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?		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

RECOMMENDATION	Approve with conditions
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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 Honresfield, 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 Honresfield 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 Honresfield, as well as landscaping and phasing details. Approval was also subject to a number of pre-commencement conditions which have not been discharged at the time of report preparation.

Two applications have been submitted (but not determined) to discharge conditions related to facing materials, details of waste soil and vent pipes, specification for private parking areas, bat licencing, a biodiversity enhancement plan, a construction method statement, foul and surface water drainage, and tree protection measures.

No details have been submitted to discharge conditions relating to a refuse collection strategy, external lighting details, nesting birds during construction, ground contamination, and access visibility splays.

It is noted that works are underway on site and a number of the undischarged conditions were pre-commencement conditions.

There is a pending S73 application to vary other elements of the approved scheme, comprising changes to the access road, plot levels, revisions to approved boundary arrangements, changes to the design and external finishes for the single housetype approved at plots 2 to 5.

PROPOSAL

The application is to vary condition 2 on the approved scheme to approve amendments to the design of the approved house at plot 6. Plot 6 is located at the north-east side of the main house.

The dwelling approved at plot 6 comprises a two-storey, four bedroom house split over sloped land.

Indicative facing materials on the approved house were natural stone, natural slate, and timber or aluminium framed windows.

The application seeks approval for elevational and internal alterations to the approved house, as show on the following drawings and as summarised below.

Approved elevations and floor plans, plot 6



Proposed revised plans and elevations, plot 6



- ② Addition of gable extension to the south-west facing roof slope and an approximate 0.4m increase to the overall roof height.
- ② Addition of rooflights and two gable windows at roof height, to allow the roofspace to be laid out as bedrooms

- ② Changes to the design of windows at a garden room on the north-east side and at a single-storey outrigger on the south-west elevation of the house. A roof lantern on the outrigger shown on the approved plans is removed on the amended plans.
- ② The internal layout of the house is amended, with four bedrooms at first floor replaced with three larger bedrooms, and an additional two bedrooms in the roofspace.

The overall layout, scale and massing of the proposed house is unchanged from that shown on the approved plans.

The alterations in the other pending S73 application ref 22/00655/VRCON do not include any changes to plot 6 which would create any potential inconsistency with the changes proposed in this application, such as changes to the position of the house or its footprint.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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
G4	Protecting green belt land
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution
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) and 14 (tree protection) on planning permission 20/00764/FUL. Awaiting decision.
- **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. Awaiting decision.

22/00655/VRCON - 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. Decision pending.

CONSULTATION RESPONSES

Environmental Health – regarding details submitted to address land contamination conditioned on original permission.

The report is acceptable, no further recommendations.

REPRESENTATIONS

Letters were issued to neighbouring occupants on 1st March 2023 and a site notice was placed on 28th February 2023. 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.

The proposal would appear to result in the house at plot 6 increasing slightly in overall volume. The approved development would have resulted in a net increase in built volume across the site of around 22%, and a net reduction in floorspace of around 21%.

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 amendments now proposed would result in slightly greater impact on the visual (resulting from the slight increase in building height and volume of the house) and spatial (resulting from the likely greater level of occupation of the dwelling) elements of the openness of the Green Belt. However, as with the original approval, it is considered that the impact on openness of the revised scheme would remain limited and would be outweighed by the positive benefits of the wider development.

For these reasons it is considered that the proposed amendments would be acceptable in principle.

Design and Heritage

Core Strategy policy P1 *Improving image* notes that the Council will require high quality design in all new developments, and will ensure new development improves the image of the borough by measures including requiring design which is of a high standard, demonstrating innovation and originality. Policy P3 *Improving design of new development* notes that the Council will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. NPPF paragraph 130 notes that planning decisions should ensure that developments will add to the overall quality of the area, and are visually attractive as a result of good architecture and layout, and are sympathetic to local character and history, including the surrounding built environment.

CS policy P2 *Protecting and enhancing character, landscape and heritage* notes that the Council will protect the borough's heritage by measures including conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

The amended plans include an alteration to the design of the roof. As approved the unit would have had a low-pitched side-facing gable on attached to the NE facing roof slope. As amended, the height and pitch of this gable would be increased slightly and matched by an additional roof gable of the same proportions on the SW facing roof slope, joined by a single ridge with an overall greater height than that of the roof as original designed. It is considered that the reconfigured roof design and the slight increase in height would remain acceptable in design terms and that the alterations to the various roof pitches would achieve a slightly more coherent appearance than as approved.

The removal of two tall, narrow windows on the north-east side elevation of the garden room would result in a blank and rather plain elevation, but as this would face to the outside of the development site and towards the boundary onto open fields, it is not considered that this element would be harmful in terms of the overall design quality of the development, or in terms of effects on the setting of the locally listed Honresfield house. The other alterations to the layout and design of glazing at the

ground floor elements are considered to be acceptable. The additional gable windows are similar in character and proportions to those shown on the approved elevations.

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 to the internal layout will result in the house being laid out at a five-bedroom house over three storeys, rather than the four-bedroom two-storey house.

The revised design would have a gross internal floorspace of around 218 square metres set across three storeys, which is considered to be acceptable in terms of the standard of accommodation provided for future occupants for a dwelling of this configuration and likely level of occupation.

The amended plans would introduce roofspace level windows serving the new bedrooms, including one facing toward the main house, Honresfield. As proposed, the restored and reconfigured Honresfield would have a number of windows facing towards plot 6, all of which would either be obscure-glazed or serving non-inhabitable rooms or spaces, with the exception of one first-floor bedroom window, placed around 19m away from the facing elevation of plot 6. This separation is considered to be acceptable in terms of mutual privacy and overlooking impacts. The gable window in the other elevation of plot 6 would look out over open fields to the north-east of the site. The proposed additional rooflights would not result in any material impacts in terms of privacy or overlooking, owing to the orientation of the house and the separation distances to the nearest dwellings.

Other matters - conditions

Approval of the original scheme was subject to a range of planning conditions relating to a variety of matters considered in determining the application, including a number of pre-commencement conditions. It is understood that work has commenced across the site, including on plot 6, to which this application relates.

Two discharge of conditions applications have been submitted, ref 21/01817/DOC and 22/01070/DOC. At the time of report preparation none of the conditions have been formally resolved. However on the basis of comments received from statutory consultees in response to the two discharge applications, the requirements of a number of these conditions have been met and approval of the current application can be granted on the basis of these details, rather than requiring the conditions to be imposed and discharged again.

Feedback has been received from the Environmental Health officer in relation to a contamination report submitted under 21/01817/DOC and submitted again under this current application, indicating that the requirements of the condition have been satisfied.

The Drainage Engineer has indicated that the details submitted to discharge condition 13 under 22/01070/DOC, for the provision of a foul and surface water drainage scheme, are acceptable.

Advice has been received from GMEU in relation to details submitted under 21/01817/DOC to discharge conditions 8 (bat licencing) and 14 (tree protection measures). The response raised no objection to these conditions being discharged.

However, it is noted that the bat licence issued by Natural England and submitted under 21/01817/DOC licenced building work to take place between December 2021 and February 2023 and has therefore expired. It would therefore appear that a refreshed bat licence will be required to be submitted in order to comply with condition 8. A similarly worded condition will therefore need to be imposed again.

Finally, condition 12 on the original permission was subject to the approval and implementation of a construction method statement to protect the amenity of neighbours during development, prior to commencement. A proposed CMS has been submitted under 21/01817/DOC. At the time of writing, no feedback on this has been received from the Council's environmental protection officer and the CMS has not been approved. As construction has already commenced, it is recommended that a condition requiring submission and approval of the CMS be re-imposed, amended with a time limit to reflect the situation on site.

As such, it is recommended that approval of the current variation application be subject to the all of the conditions on the original approval, amended to as necessary to be enforceable given that work has begun and none of the conditions can no longer be pre-commencement conditions.

The S73 approval would remain subject to the s106 agreement on the original permission.

RECOMMENDATION

Approve subject to the following conditions:

1. This permission relates to the following plans:
(Previously approved plans)
 - Location Plan
 - Proposed Site Layout (H404-05-E)
 - Demolition Plan (H404-13-A)
 - Proposed Plans (H404-03-B)
 - Proposed Elevations (H404-04-B)
 - House Type Plot 1 (H404-10-B)
 - House Type - Elevations - Plot 1 (H404-11-C)
 - House Type Plans (H404-07-A)
 - House Type Elevations (H404-08-B)
 - Garages (H404-09-B)

(Amended plans):

- Proposals Plot 6 (H404-06) dated Dec 2022

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 1, no external facing materials shall be installed until all such

external facing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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 Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any details hereby approved and the requirements of condition 1, no external waste, soil or vent pipes shall be installed to Honresfeld until a method statement and specification showing the locations, fixing and materials for all such external waste, soil and vents pipes has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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 1 of this permission, a specification for the design and construction of all private parking areas shall be submitted to and approved in writing within 6 months of the date of this decision. 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 is likely to cause harm to common pipistrelle bats as identified in the Bat Survey & Report JCA reference 12831e/AmB. Within

three months of the date of this decision, the local planning authority shall be provided with either:

- a) an updated license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development or phase of the development will require a license.

The development shall thereafter be undertaken in accordance with the details submitted.

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. A Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority within 6 months of the date of this decision. The completed development shall not be occupied prior to the approval of the submitted plan, which shall include:
- 1. Quantities and locations of faunal boxes for bats, birds, hedgehogs and Insects;
 - 2. Details of Native shrub/tree/grass/hedgerow planting;
 - 3. Incorporation of gaps in fencing to allow movement for hedgehogs and other small mammals
- The development shall be undertaken in accordance with approved Plan and the measures 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. A Construction Method Statement (CMS) shall be submitted to the Local Planning Authority within two months of the date of this decision. The CMS shall include details of the following:
- hours for site preparation, demolition works, delivery of materials and construction;
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development.
 - the erection and maintenance of security hoarding
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction; and
 - a scheme for recycling/disposing of waste resulting from construction works.
- Once approved, the CMS shall be adhered to throughout the demolition and construction period.

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 details of foul and surface water drainage as indicated on:

- Proposed Elevations drawing H404-14 dated June 2019 by AJ Cocker Associates;
- Proposed Residential Development Drainage Plan rev 2 by TJ Booth Associates dated May 2022.
- Drainage Strategy & Flood Risk Assessment report for Planning App. 20/00764/FUL dated Sept 2019

and as submitted under discharge of condition application ref 22/01070/DOC to discharge condition 13 on the original permission ref 20/00764/FUL shall be implemented in full 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 strict accordance with the tree protection measures set out in the scheme titled/numbered 12831/TP - Arboricultural Method Statement submitted under discharge of condition application ref 21/01817/DOC to discharge condition 14 on the original permission ref 20/00764/FUL shall be implemented in full within two weeks of the date of this decision and shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

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. The development hereby approved shall be undertaken in accordance with the recommendations of the Phase 1 & 2 Environmental Audit in relation to contaminated land, undertaken by TJ Booth Associates and dated December 2021.

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 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.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Informative:

This decision notice shall be read in conjunction with the S106 Agreement dated 17 September 2012.

Report Author Tom Hiles