

APPLICATION NUMBER: 23/00464/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00464/FUL	Aimee Bovaird	7 November 2023

Address: Harefield Hall Farm Chadwick Lane Heywood Rochdale OL10 1QL

Proposal: Conversion of existing farmhouse and attached outbuildings to form five dwellings, garden room and outdoor amenity space

PUBLICIT Y	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

COMMENT S	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIO NS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: LA DATE: 18.07.24

SITE

This site related to Harefield Farm, Chadwick Lane.

The site is accessed by a private lane off Chadwick Lane. Either side of this lane are two residential dwellings. To the south and east of the site lie open fields and a track which links Castleton and Heywood. The site comprises a former farmhouse, stables and associated buildings of stone and slate construction.

This site is a Non Designated Heritage Area and within the Defined Urban Area.

PROPOSAL

The application proposes the conversion of existing farmhouse and attached outbuildings to form five dwellings, garden room and outdoor amenity space.

The outbuilding is proposed to be demolished and a garden room is proposed, this will include a hot tub, kitchen, and shower, bathroom, changing room and cinema / party room.

The existing stable blocks are proposed to change to five residential dwellings consisting of two floors.

The residential dwellings will consist of one five bedroom property, three properties with three bedrooms and one property with one bedroom.

The existing cottage consists of two storeys with two bedrooms, living room, kitchen, bathroom and porch.

The outbuilding is proposed to be demolished and replaced with a garden room consisting of a kitchen/cinema room, shower and changing room.

Five spaces are proposed in the centre of the courtyard and

Two trees are proposed to be removed.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3	Type, Size and Design of New Housing
JP-H 4	Density of New Housing

9. Places for People

JP-P 1	Sustainable Places
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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

- C4 Providing affordable homes
- C6 Improving health and well being

- SO3 Improving design, image and quality of place
- P3 Improving design of new development

- 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

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

RELEVANT SITE HISTORY

13/00247/FUL - Erection of 4 dwellings and the conversion of agricultural buildings to form 10 dwellings including the demolition of two existing structures - resubmission of

12/56115/FUL – Refusal – Appeal Allowed

17/00048/OUT - Outline application (including access and layout) for the erection of 8 dwellings – Granted

21/01112/REM - Submission of reserved matters pursuant to outline planning permission 17/00048/OUT relating to design, scale, appearance and landscaping for the erection of 8 dwellings - withdrawn

CONSULTATION RESPONSES

Highways And Engineering

Concerns raised over access.

Rights Of Way Officer

No comments received to date

Tree Officer

No comments received to date

Drainage

No objections and have requested a condition is attached if the application is approved.

Conservation And Design

The following comments were received, (summary)

'The conversion of the building to a residential use would inevitably bring with it some harm through the loss of historic fabric and the domestication of the site. That being said, the buildings are unlikely to be used for their original purposes and are currently

in a poor state of repair. A residential use would provide a future use for the complex and secure its long term future. In principle, I am therefore supportive of a residential use of the site.'

The Coal Authority

No objections

Gtr Manchester Ecology Unit

No objections and have requested conditions be attached if the application is approved.

GMAAS

No objections and have requested a condition.

REPRESENTATIONS

Letters of representation have went out to surrounding occupiers and a site notice was displayed in the vicinity. No comments have been received.

ANALYSIS

Principle of Development

The proposed dwelling is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The principle of constructing a new dwelling on a site within the urban area is therefore acceptable and in accordance with the adopted Core Strategy, saved policies within the Unitary Development Plan and the NPPF.

Character, Appearance and Heritage

Policy P3 and DM1 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Paragraphs 131 and 135 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. Developments that are not well designed should be refused and conversely, significant weight should be given to development which reflects local design policies and government guidance on design.

PfE Policy JP-P1 sets out the ambition for Greater Manchester to become one of the most liveable cities in the world. This includes creating places which respect and acknowledge the character and identity of the locality and are visually stimulating, creating interesting and imaginative environments.

Paragraph 201 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the

setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 205 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification.

On the external west elevation two roof lights are proposed, five additional windows are proposed and the existing windows are being replaced. A new door and glass windows are proposed in the archway. On the external north elevation three roof lights are proposed. On the internal east elevation two roof lights are proposed, window openings are being replaced and the existing doors are being replaced.

Where additional windows are proposed they are of a scale and style appropriate to the character of the host structure and would not have any significant impact on the appearance of the building.

The proposed amends are considered acceptable as the overall character of the building will remain the same, the proposed changes will bring the dwelling into a residential use. The new roof lights and dormers are considered acceptable as the rooflights will be flush with the roof and dormers small in scale. The Conservation Officer has been consulted and has requested if the development is to be approved details of the windows and doors be secured by condition.

The proposal will not be seen from the highways and therefore will not have a negative effect on the appearance of the area.

The materials for the garden room have not been specified, however they should be of high quality materials such as natural stone and natural slate. These details can be secured via condition. The garden room will not have a negative impact on the character and appearance of the area.

A structural report has not been provided as part of the application, if the application is approved this can be secured via condition. This will ensure the full extent of any demolition and repair is known before works commence.

As part of the application process the Council's Conservation Officer has been consulted and raised no objections to the proposal. They provided comments setting out that the conversion of the building into a residential use will result in some harm as it will result in loss of historic fabric and domestication of the site however the buildings are unlikely to be used for their original use and bringing them into a residential use is secure.

As part of the application Greater Manchester Archaeological Advisory Service has been consulted and they raised no objections however has requested a programme of archaeological works is submitted via condition to ensure no heritage assets are lost.

Overall it is considered that the proposal accords with policies P2, P3 and DM1 of the adopted Core Strategy, and the National Planning Policy Framework.

Occupier and neighbour amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are

not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

PfE Policy JP-P1 requires all new development to be “Comfortable and inviting, with indoor and outdoor environments, offering a high level of amenity that minimises exposure to pollution; and addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter. PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards. This policy also requires all new dwellings to be built to the ‘accessible and adaptable’ standard in Part M4(2) of the building regulations.

The application proposes to change the use of the stables to residential accommodation. This is located within a residential area and therefore the residential use is in keeping with the surrounding area and the proposal would not result in an unacceptable level of noise or disturbance for surrounding neighbours.

The Nationally described space standards sets out minimum room requirements, bedroom 2 in unit 1 has a floor area of 8.6sqm, bedroom 3 in unit 2 has a floor area of 8.2sqm and bedroom 3 and 2 have a floor area of 8.2sqm. These bedrooms do not meet the minimum floor area of 11.5sqm however due to the character of the building and the proposal will bring back the building into a viable use, on balance this is considered acceptable.

All habitable rooms will receive a sufficient amount light and outlook.

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.

Section 4.1 of the Guidelines and Standards for Residential Development SPD sets out minimum distance standards which all new residential developments should adhere to in order to ensure a satisfactory standard of amenity for surrounding, existing and future occupiers.

The SPD sets out in paragraph 4., ‘21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage: (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

Due to the layout of the site units 5 and 4 sit opposite units 1 and 2 and are approx. 19m apart. This does not meet the space standards however on balance this distance is considered acceptable as due to the character of the building being a NDHA and existing stables this distance will maintain the character of the building.

The proposed dwellings will each have an area of outdoor amenity and this is considered acceptable as they are sufficient in relation to the size of the dwellings.

In conclusion, the proposal would comply with policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Highways and Parking

Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 115 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 116 (d) of the NPPF states that application for development should allow for the efficient delivery of goods, and access by service and emergency vehicles. The *Guidelines and Standards for Residential Development* SPD states that bin storage areas that require excessive movements from the storage area to the street should be avoided and any bin storage areas and access arrangements, including access routes for collection vehicles, should be provided in accordance with all relevant legislation and guidance, such as any relevant local planning documents, Building Regulations and Highways requirements.

The Council's Highway Officer has been consulted as part of the application process and raised concerns over the access from Chadwick Lane. The lane does not have the width to accommodate two way vehicles. The Highways Officer has stated in his response that Council standards require developments of over five dwellings be served by an adopted road. A previous outline permission (17/00048/OUT) was granted and has lapsed and as such the unadopted road would only serve the proposed development of five dwellings. Planning Officers consider that the single width access to the site is safe and suitable for the expected number of vehicles, and that a refusal on this basis could not be substantiated. The Highways Officer had also raised concerns over the parking within the site however through amendments this has been overcome and the parking is now acceptable.

In regards to refuse collection, the Highways Officer has also identified that because the access to the site is not adoptable, it will not be accessed by refuse vehicles as they should not leave the adopted highway. This means they cannot get within 25m of the bin storage and Highways consider that this is unacceptable. The distance from Chadwick Lane beginning of Chadwick Lane to the end is approx. 50m. In such instances private arrangements must be made. The applicant has stated that RBC collect waste via the north of the application site (collection from housing on Harefield Drive) and that on that basis it would be reasonable to assume that they would continue along and collect from the proposed dwellings also. Planning officers have attempted to discuss this with RBC Waste Services but have been unable to reach a definitive conclusion prior to determination of the application. The need to provide suitable opportunities for the collection of waste is a material planning consideration, and officers consider that a solution will be found, but that this will need to be addressed by planning condition. It is noted that this is the approach taken when approving outline planning permission for the land to the south. On the basis that it is considered that a solution can be found, it would not be appropriate to refuse the application on this ground.

Planning Balance

In conclusion, bringing developing an unused Non Designated Heritage Assets within the Defined Urban Area into residential dwellings is acceptable and is afforded weight in the planning balance. Some aspects of the proposed development fall short due to the constraints of the site such as room size, they are not significant and are largely due to the constraints of working with the dimensions of the existing traditional building. Overall the proposed development is acceptable subject to planning conditions.

RECOMMENDATION

GRANT subject to 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 plans:

Location Plan
Proposed External Plan 019 Rev A
Proposed FF Plans – Stable Block 011 Rev D
Proposed External Elevations 014 Rev B
Proposed Internal Elevations 016 Rev C
Proposed Internal Elevations 017 Rev B

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No development shall take place until such time as a scheme for the disposal of foul and surface waters 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 and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

4. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

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

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

5. No development shall commence until a detailed scheme for the management and collection of household waste has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and adhered to prior to occupation of the first dwelling and thereafter

Reason: In order to secure the provision of appropriate measures for the storage, management and recycling/disposal of waste on the site during the lifetime of the development hereby approved, and in the interests of highway safety and the character and appearance of the site and surrounding area, in accordance with the requirements of Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the adopted Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

6. No development shall commence until a structural survey of the buildings to be converted, including annotated plans to demonstrate any necessary demolition and rebuilding, and a schedule of repairs, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey and accompanying plans. For the avoidance of doubt, the permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the buildings to be converted.

Reason: Insufficient detail has been submitted with the application, and to define the permission and to prevent inappropriate demolition and rebuild of a non-designated heritage asset.

7. Prior to their installation large scale drawings (scale 1:5 or 1:10) shall be submitted to and approved by the local planning authority showing details of the following :-

- (a) Fenestration, including elevations, the setback from face stonework, sections through the head, jamb and cill, and details of stiles, mullions, meeting rails and glazing bars and windows should be fabricated of timber or aluminium;
- (b) Eaves, verges, hips and ridges;
- (c) Doors (should be fabricated in timber), door casings and surrounds;
- (d) Soffit, gutter brackets and verges

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

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

8. All rainwater goods shall be cast metal and painted black. Product specifications and details of rainwater goods to be instated, and any finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority prior to any instatement/application.

Reason: In order to preserve the historic fabric and architectural quality of the in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the National Planning Policy Framework.

9. Prior to any above ground works taking place, a sample of the stone and details of the mortar shall be submitted to and approved in writing by the local authority. New stone work shall match the existing precisely in terms of colour, texture, size and the method of coursing and pointing. Any works to remove defective mortar shall take place using hand tools only. For the avoidance of doubt, all new mortar shall be lime based.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

10. 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, C, D, and E Schedule 2, Part 2, Class A of the above Order except with the prior written approval of the Local Planning Authority.

Reason: To prevent undue harm to the amenity of existing and future occupiers of neighbouring properties and in preserving the historic significance of the non-designated heritage asset and in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting

size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 and the National Planning Policy Framework.

12. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

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.

13. No demolition or development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority.

The Project Design shall cover the following:

1. A phased programme and methodology to include:
 - a) documentary research;
 - b) a historic building survey (Historic England Level 3);
 - c) pending results of the above, a targeted watching brief during development works.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

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

Reason: In accordance with NPPF Policy 211: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

14. No construction works shall take place commence during the bird nesting season (1st March and 31st August) unless a detailed bird nest survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

15. No external lighting shall be installed on the dwellings hereby approved unless and until a detailed scheme for the same has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall be duly implemented in accordance with the approved details and retained as such thereafter.

Reason: In the interests of ensuring the conservation of protected species in accordance with Policy G7 of the adopted Rochdale Core Strategy, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).

16. 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 garden room 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.

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 Aimee Bovaird