



Archtech Design Solutions LTD

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Planning Statement
213 Halifax Road,
Rochdale,
OL12 9RF.

The following statement is written in support of the proposal at the above address, for the creation of 2 one bedroom flats, the retention of one existing flat (reduced) and the retention (reduced) convenience store.

The current building both existing and historic is a mixed use property located on Halifax Road, Rochdale, centralised within an established residential area. The building provides a vital service to the area as a shop/convenience store/off licence, which has in all probability been the case since its first inception in the late 1800's. As was the case when first built the property will have always been a mixed residential and commercial retail use with the shop owner and their family living above. In more recent times the upper floor has become a self contained flat, with the ground floor always being a retail premises. At some point through its history the former rear access street was combined into the rear amenity area of the property, subsequently an addition to the as built rear outrigger in the form of a single storey addition was built. When we look at the rear elevation of the street scene the upper window separations suggest that these outriggers would have been a two storey arrangement, which isn't uncommon for this type of property.

The proposal extends the current rear single storey outrigger to the boundary of Henderson street and outward towards Division street to the rear with the southern party side sitting upon the party boundary line, above which there will be a first floor extension which will extend beyond the existing rear elevation by 2.5 metres. This upper portion is flanked by neighbouring windows to the south one being a bathroom obscure glazed fenestration whereas the second window the farthest away serves what is assumed to be a bedroom. Great weight has been placed upon the second window in terms of natural light and outlook, ensuring that a right to light has been maintained as <25 degrees (in accordance with NPPF guidelines) and an unrestricted sight line of <45 degrees.

Significant upgrades and alterations to the existing property are planned to accommodate the retail shop, flat and proposed additional two flats. The retail shop will be reduced by around 3 metres in its rearward projection, utilising the existing cellar space as storage rather than the rear outrigger, the existing first floor flat will also be reduced by around 1.5 metres, which once extended will form part of the proposed 'Duplex' flat. The newly created rear extension will provide one, one bedroom Duplex for potentially two people and a ground floor, one bedroom one person flat. All of the proposed flats will meet current space standards 37m² for a single person single bed single storey flat and 58m² for a two person single bed two storey, (although not necessarily recognised by the space standards a reduction in the two storey should be an acceptable approach if used for a one person two storey flat)

There has recently been a grant of planning permission for a single storey extension following the demolition of the current single storey rear outrigger 24/01228/FUL which primarily sought to increase the current retail shop area. The proposal seeks to extend a further 1.2 metres beyond the above rear elevation line and construct a first floor extension over. It is not seen that this moderate increase will have any detrimental impact upon the area, street scene (in fact the street scene will be improved by the window and door arrangements), neighbouring amenity or site massing.

The site itself is approximately 188 square metres the proposed and existing will accommodate approximately 144 square metres which retains a shared residential amenity space of 54 square metres. The rearward amenity space will comprise of a bin store made up of either shared or half sized local authority wheelie bins (shared recycling would be best suited & 3 individual half size general waste & 3 food waste bins as per 2026 requirements).

The general amenity of the site is very good with the area being primarily residential shops, cafes, restaurants, schools and public transport links are well within walking distance, in addition the proposal includes a bicycle store for 4 bicycles one per resident, and, is well positioned for easy access into the local town centre of Rochdale and its varied section of amenities for leisure, retail, education and employment making the area for the development a sustainable prospect.

Principal of the development

Policy E1 of the ACS establishes a drive towards vitality within the borough, the retention of the retail alongside the proposed social rented accommodation satisfies the justification for the development.

The proposed demolition and replacement of the current outrigger will be a positive move making the proposed attach seamlessly with the existing host property which will add coherence to the proposal in general terms. The extension of the new proposed beyond the current extension will be 3.5 metres although this is beyond the scope of the current LPA advice criteria the site as a whole can support this level of development without detriment due to the sympathetic design adopted.

Neighbour amenity will be relatively unaffected the windows currently afforded any habitable status will be protected via the sight lines as indicated on the working drawings although the ground floor neighbouring window is habitable however this is already obscured by an existing neighbouring rear extension.

highway safety it not seen that highway safety will be affected by the proposal.

Biodiversity net gain is not applicable to the site as it falls within Di-Minimis less than 25 square metres of priority habitat or 5 metres of linear non priority habitat the retention of the current tree to the site corner ensure this to be the case.

In the respect of the proposal and its outcomes in relation to the general improvement of the area we feel that the proposal demonstrates a good use of the current site and kindly suggest that the proposal be granted.