

Design and Access Statement

For

1no Dwelling

at

Land to the side of 1 Lister Rd, Middleton

On Behalf of

Maga Projects



Introduction

MAHE have been commissioned by Maga Projects to submit a retrospective planning application for the construction of a detached family dwelling in a 2 storey form on land off Lister Rd, Middleton. This is due to minor alterations to the as built dwelling

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the development control system which became effective from the 10th August 2006.

The Statement should be read in conjunction with all other information that forms the Planning Application for the proposed residential building.

This Design and Access Statement accompanies the full planning application for the proposed new residential apartment building and associated facilities.

An appraisal of the context is followed by an explanation of how the proposed building relates to this, followed by how the design principles and concepts in relation to the amount, layout, scale, landscaping and appearance relate to the development. The proposed access arrangements are also considered to ensure inclusive access for all

National Planning Policy

Government guidance is set out in the revised National Planning Policy Framework (NPPF) dated July 2018. The NPPF expresses a presumption in favour of sustainable development and is also a material consideration in the determination of the application. The Planning Practice Guide (PPG) is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalizing and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in this Planning statement, where appropriate.

The following sections of the NPPF are considered of most relevance to the application proposal: -

Chapter 2: Achieving Sustainable Development (paras. 7-14)

Chapter 5:

Delivering a sufficient supply of homes (paras. 59-79) Chapter 6:

Building a strong, competitive economy (paras 80-84) Chapter 12:

Achieving Well-Designed Places (paras. 124-132) Chapter 13:

Chapter 16: Conserving and enhancing the historic environment (Paras 184-202)

Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support new housing. Paragraph 10 states “So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development and the application of the policy for decision-making: -

“Plans and decisions should apply a presumption in favour of sustainable development”.

For decision-taking this means: -

Approving development proposals that accord with an up-to-date Development Plan without delay; or

Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
or
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 38 of the NPPF confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The NPPF states that the planning system has three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued in mutually supportive ways. The three overarching objectives are; economic, social and environmental as follows: -

at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Social – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraphs 124 -132 in Chapter 12 (Achieving well-designed places) of the revised NPPF advocates a requirement for good design. This is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 advises that planning policies and decisions should ensure that developments:

will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;

create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 confirms that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 130 confirms that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 80 in Chapter 6 (Building a strong, competitive economy) advises that Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 81 (d) also states that Planning policies should be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

Paragraph 84 also mentions that Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings. It also goes on to state that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Application Site

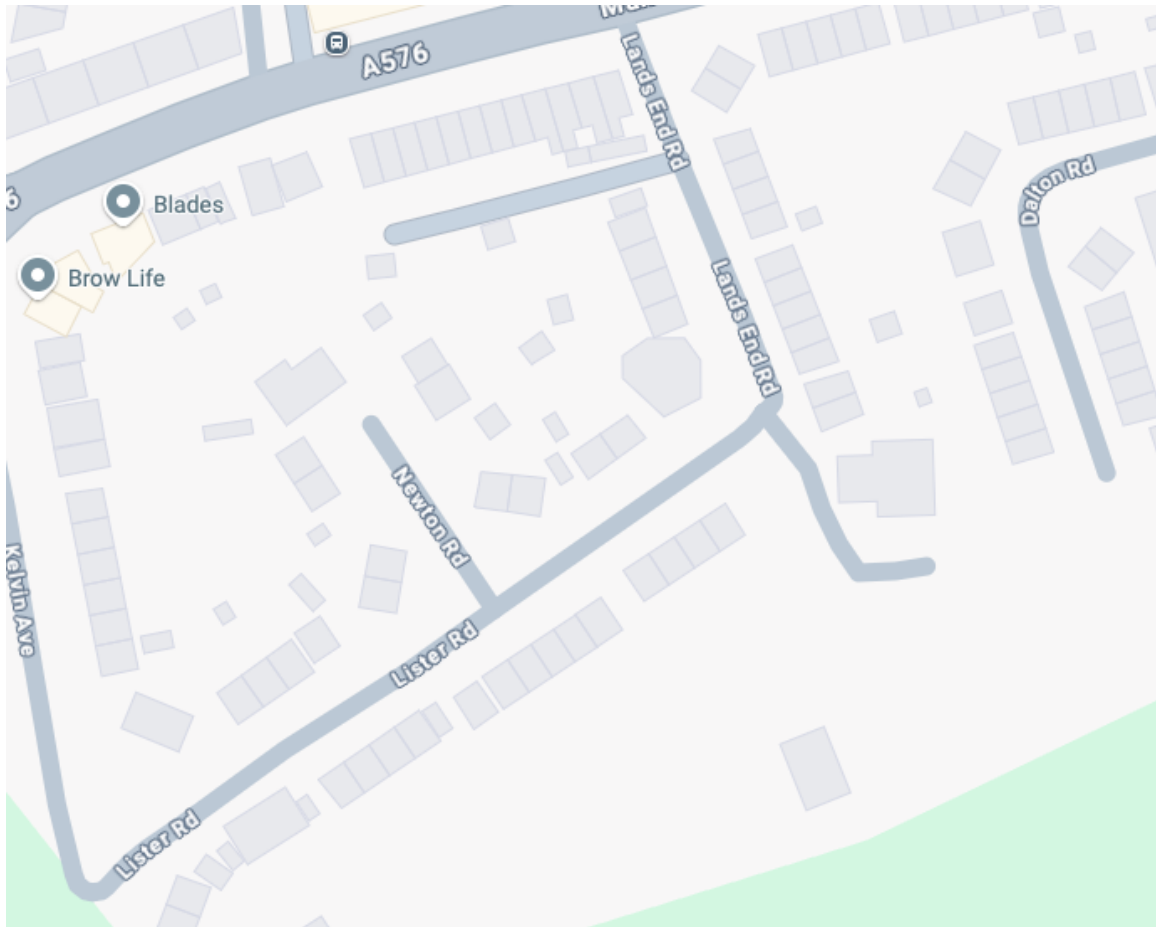
The site is located to a large side garden at 1 Lister Rd. the plot is at the junction of Lister Rd and Lands End Rd.

The site was a former undeveloped Plot. The Site is clear of debris, landscaping etc

The site is nestled in a residential area, consisting of a two storey, brick / render terraced properties, located in a street frontage access from Lister rd.

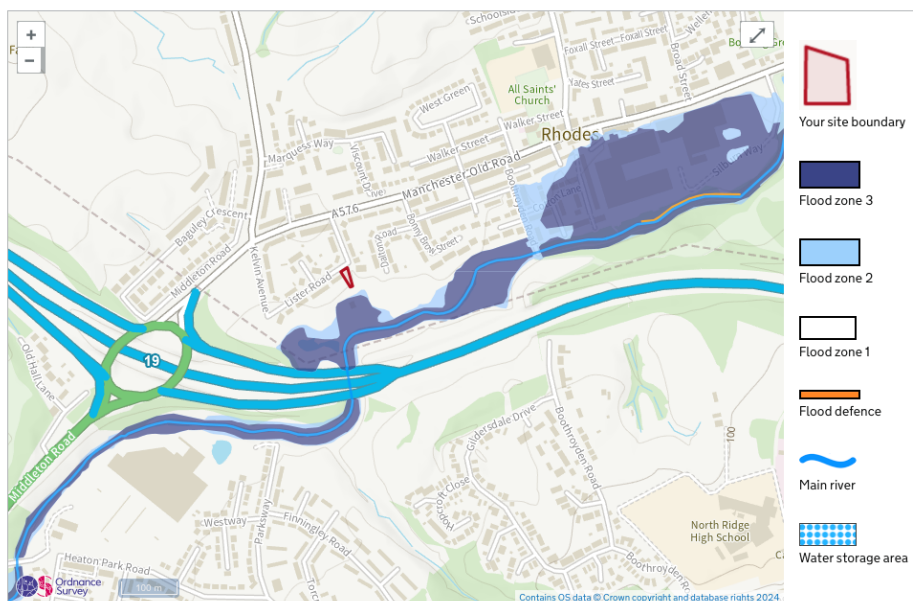


Ariel photograph of site



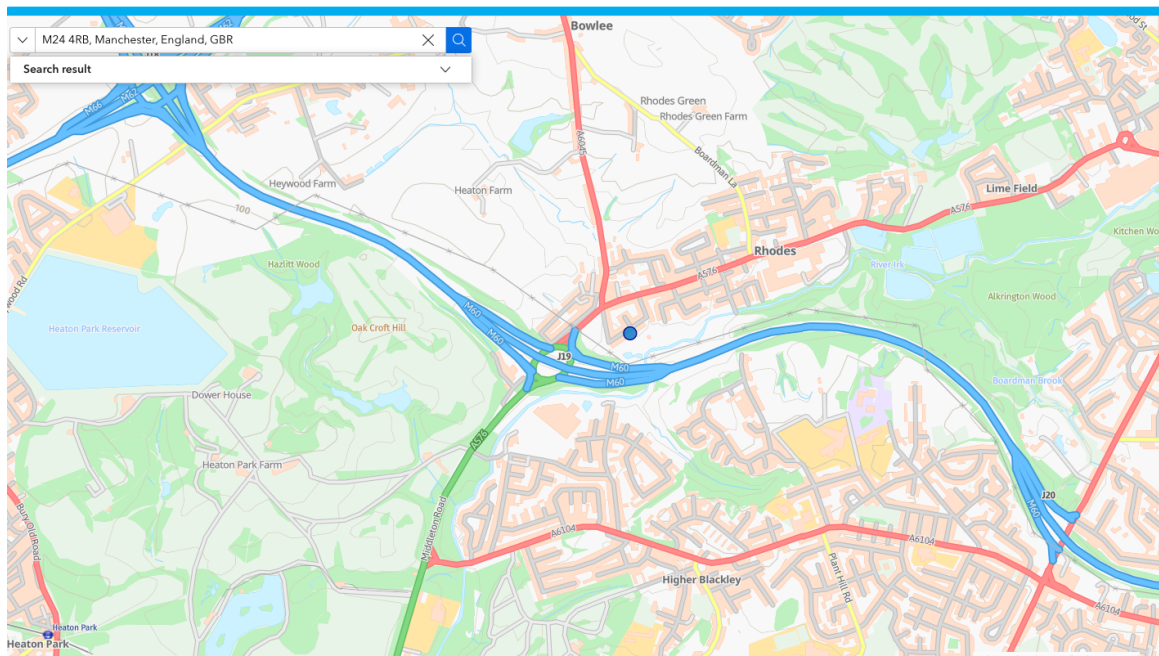
Location Plan Extract NTS

The site is located in flood risk zone 1. Therefore, there is no risk of flooding and no further information is required



The site is not in an area affected by mining

The Coal Authority



Planning History

Upon checking Rochdale planning dept. history of the site, 2no applications has been made to apply for an extension to the existing dwelling.

The most recent approved scheme was approved in Dec 2024 for a New build dwelling (planning ref: 24/00860/FUL).

Reference	24/00860/FUL	Application type	Full planning permission
Site address	Land Adjacent To 1 Lister Road Middleton M24 4RB	Description	Erection of one detached dwelling with associated car parking landscaping and boundary treatment
Status	Decision Made	Decision	Approve with Conditions
Decision Date	13/12/2024		

The previous scheme was approved in Aug 2024 for a single storey extension (planning ref: 24/00540/hous).

Details

Comments (0)

Related Cases (1)

Documents

Map

Summary

Further Information

Important Dates

Reference	24/00540/HOUS
Application Validated	Fri 14 Jun 2024
Address	1 Lister Road Middleton M24 4RB
Proposal	Single storey rear extension and re-application of render to all elevations
Status	Decided
Decision	Grant subject to conditions
Decision Issued Date	Wed 07 Aug 2024
Appeal Status	Unknown
Appeal Decision	Not Available

There are 0 cases associated with this application.

There is 1 property associated with this application.

Site Constraint

The proposal site has several constraints creating challenges for its redevelopment, including:-

Size and shape of site

site is a former side garden in a semi rectangular form

Topography of the site

the site is relatively level. The site falls away to the south

frontage to the highway

site is access directly from Lister Rd. This access to the site measures approx. 13m across and is the only site frontage directly to the highway. The surrounding boundaries are dwellings to the east and west. There is open land to the south of the site

proximity to neighboring users

the site is bounded to the west by row of terraced units, containing a mixture of terraced / semi detached houses.

Use

The proposed use of the plot converts the site area from a piece of cleared land into the site for 1 No 4-bedroomed 2 storey family dwelling.

As a result, the visual aspect of the area will be up- graded and it will cease to be a place which is subject to fly tipping thus unsightly. There are remnants of rubbish and fly tipping which the applicant is constantly removing. The proposal will remove this issue with the site

The proposal will ensure the boundary between the site and the neighbouring properties will be properly fenced and maintained. The site will be less likely to be used as an access point over the fences into the neighbours' gardens, affording more security for the neighbourhood.

Amount of Development

The proposal is for one additional dwelling with carparking, accessed from Lister Rd. As the area is wholly residential, it will not change the nature of the neighbourhood.

Layout

The design and siting of the dwelling, together with its layout, has been located on the plot in to ensure that main windows do not overlook closely adjoining properties. Given that most of the existing and proposed fences are 2m in height and the proposed dwelling is sited at the end of a row of terraced units, one could say that adjoining properties are not overlooked.

In order to minimise any possible implications to the neighbours, construction will be carried out to the satisfaction of the local authority building control inspectors and will be sound tested to ensure sound leakage is reduced to a minimum.

As per the current building regulations, the Developer is to install at least one functioning gigabit-capable connection from a network distribution point to a network termination point at the new dwelling

Scale

The scale and extent of the development can be seen from the drawings. Important dimensions showing the distance of the dwelling from neighbouring window elevations are clearly shown.

Landscaping

The landscaping will be typically domestic with flagged paving to path and patio areas, lawns and flower beds to the final owner/occupier's choice.

A nett bio diversity report accompanies the application

Appearance

The single dwelling has been designed of traditional materials and should not look out of place in the neighbourhood. Choice of main external materials will be to the approval of the local authority and are shown on the proposals.

Discreet bin storage would be provided in the side / rear garden. Bins will be presented on local authority scheduled removal days from the current access from Lister Rd.

Access

Access to the site is through an existing entrance some 13.5m wide which runs gently towards the main part of the site and provides vehicular and pedestrian access and which is within the proprietorship of the site owner it is not utilised as a driveway point nor is there anything onsite to suggest.

The site gently slopes toward the rear. Paving will be laid to gentle falls which will assist the natural drainage of the paved areas. The drive will allow 2no cars to be parked off- road where surface of this private drive will be permeable paving.

Traffic

Given its location on a residential street, it is anticipated that the is will create minimum transport. The design of the site notes the property is located with public transport easily accessible, together with internal bike storage, thus reducing the need for private cars.

Alterations to Previous Approval

The items that have been amended from the previous approval:-

Dwelling

- Location moved 30mm to allow better access between plots
- Bi fold doors and windows removed from rear elevation – single door added
- Single window added to gable

Site

- Fencing design changed
- Site edged red to represent what's built on site
- PD rights outbuilding shown for clarity
- Landscaping amended

Conclusion

It is clear that the site suits residential due to its location, sustainable access and the proximity of residential properties to all sides of the site. This is supplemented by local commercial such as small shops and the like

The amendments primarily relate to adjustments in the building's external appearance and internal configuration, including modifications to fenestration, materials, and minor dimensional changes. These alterations have been carefully considered and remain consistent with the overall design intent and scale of the originally approved scheme.

Importantly, the development as built continues to respect the character and appearance of the surrounding area. The amendments do not result in any material increase in visual impact, overlooking, loss of privacy, or amenity harm to neighbouring properties. The dwelling remains in accordance with relevant local and national planning policies, maintaining appropriate design quality and residential standards.

In conclusion, the proposed amendments are minor in nature and serve only to regularise the as-built development. They do not give rise to any adverse planning impacts and are considered acceptable in planning terms. Approval is therefore respectfully sought to regularise the development as constructed.