



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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PLANNING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT OF 4 NEW DWELLINGS INCLUDING ASSOCIATED PARKING AND AMENITY SPACE

Land Adjacent to Holly Oak Gardens, Heywood Rochdale OL10 1HH.

1.0 Introduction

This Planning Statement has been prepared in support of a full planning application for the erection of four new residential dwellings on land off Holly Oak Gardens, Heywood.

The proposal comprises 4 two storey residential properties arranged as two pairs of semi-detached houses each with private rear gardens, off-street parking provision and associated landscaping and access works.

The application site lies off Holly Oak Gardens, adjacent to Egerton Street within the urban area of Heywood.

The scheme has been revised following pre-application advice from Rochdale Borough Council [PREAPP/00044/25](#). The initial pre-application submission proposed five terraced dwellings, however this has been reduced to four dwellings arranged in two semi-detached blocks in order to reduce the overall site density while improving amenity space provision for existing properties. The proposed layout and relationship with surrounding properties has been improved due to the amendments and allowed the development to better respond to the existing trees and root protection areas along the boundary of the site and Edgerton Street.

This statement demonstrates that the revised proposal accords with national and local planning policy and responds to the design concerns raised during the pre-application process.

2.0 Site Description and Surroundings

The application site comprises an area of open grassed land located to the south of Holly Oak Gardens and adjacent to Egerton Street in Heywood. The site is characterised by overgrown grassland with mature trees along the southern boundary (a number of which are protected by Tree Preservation Order (TPO) 122) as well as existing residential development surrounding the site

2.1 Build Character

The surrounding area is predominantly residential and comprises:

- Traditional terraced housing along Walker Street
- Mews type residential properties along Holly Oak Gardens
- Traditional brick façade residential properties along Egerton Street

A clear focus on traditional materials is evident in the surrounding areas with a heavy focus on facing brick and stone detailing being emblematic of the area. The mature trees along Egerton Street make an important contribution to the local character and green infrastructure of the area. The following images illustrate the existing build character in the surrounding area:



Egerton Street

Wide Frontage Terrace Properties



Walker/Egerton Street

Traditional Terrace Dwellings



Holly Oak Gardens

Mews Style Modern Dwellings

3.0 Planning History / Pre Application Response

There is no recent planning history associated with the site.

Pre-application advice was sought from Rochdale Borough Council under reference [PREAPP/00044/25](#).

The original proposal submitted for the above referenced pre application consisted of five dwellings in a terraced arrangement to reflect the surrounding terrace / mews arrangements found on both historic and modern developments. The Local Planning Authority raised concerns within the pre app specifically regarding:

- Site density
- Amenity provision
- Relationship with trees
- Layout and parking arrangement
- Architectural design and materials

The scheme has been significantly revised to address these issues and improve the overall design.

4.0 Description of the Proposed Development

The proposed development comprises total of 4 new residential dwellings arranged as two pairs of semi-detached properties to the centre of the site. The properties adopt a two storey design with each dwelling providing modern living accommodation at ground floor along with 2 Bedrooms at first floor along with a family bathroom with a master bedroom located in the loft space equipped with en suite and storage cupboard.

Each property is provided private rear gardens, front yard area off a newly formed access path and 2 off street parking spaces located adjacent to housing blocks making use of an existing access road and hardstanding area.

The site layout has been designed to respect existing tree root protection areas as outlined by the provided arboricultural report with the construction taking place outside the identified RPA. Development within the RPA is restricted strictly to landscaping enhancement and path / parking formation; path and parking is to be formed using cellular confinement systems along with permeable surface treatments. The use of cellular confinement systems ensures:

- No excavation
- Load distributed across surface
- Oxygen and water to reach roots

Design and layout changes have contributed positively to the rear gardens of the proposed dwellings, increasing the areas from the pre app submission allowing even more amenity space to each dwelling.

Key site details:

Site area: 0.14hectares

Dwelling types:

Plot 1 – 3 bedroom

Plot 2 – 3bedroom

Plot 3 –3bedroom

Plot 4 –3bedroom

Gross Internal Floor Area per dwelling: 90m²

4.1 Amenity and Separation Distances

A key concern raised during the pre-application process related to the separation distances between both dwellings along Walker Street to the closest side elevation of the proposed blocks and the distance from the proposed rear facing habitable windows at first floor to the common boundary of the proposed site and No. 26 Holly Oak Gardens.

Firstly, following the pre app redesign, the proposed layout has seen improvements to the dwelling garden space to the rear, this ensures that ample amenity space is provided as part of the development while maximising separation distances allowing for over 14m from the western most proposed block side elevation to the existing housing along Walker Street meaning the separation distance issue raised within the pre app to the dwellings along Walker Street now accords with Local Policy.

Secondly in response to the pre app comment relating to the rear elevation of the proposed dwellings and the boundary shared with No. 26 Holly Oak Gardens. The initial pre-application layout indicated that habitable room windows within the proposed dwellings would be located approximately 6.2 metres from the common boundary. In response to this feedback, the scheme has been carefully revised and the layout redesigned so that the distance from the proposed habitable windows to the shared boundary has been increased to approximately 8 metres.

Existing conifer trees are present along the boundary within the neighbouring property which provides a degree of natural screening between the proposed development and No. 26 Holly Oak Gardens. Whilst these trees cannot be formally secured through planning condition or protected via a Tree Preservation Order, they nevertheless represent an established landscape feature that contributes to visual separation between the sites.

It is acknowledged that the southern portion of the curtilage of No. 26 Holly Oak Gardens functions as the rear garden associated with the property. However, the arrangement of the garden space and the position of the dwelling itself are important considerations when assessing the potential amenity impacts of the proposal. Site plans and aerial imagery indicate that the overall depth of the rear curtilage of No. 26 Holly Oak Gardens measures approximately 17 metres from the rear elevation of the dwelling to the shared boundary with the application site.

Importantly, the main patio and primary outdoor seating area associated with the dwelling are positioned adjacent to the rear of the house, broadly parallel with Walker Street and approximately 17 metres from the shared boundary with the application site. This is the part of the garden most closely associated with day-to-day outdoor activity and residential amenity.

As a result, the area of garden space that lies closest to the shared boundary represents the rear extremity of a relatively deep residential garden, with the most intensively used amenity space located significantly further away from the proposed development.

When considered in this context, the effective separation between the proposed habitable windows and the area of garden most likely to be regularly occupied is approximately 25 metres (8 metres to the boundary plus approximately 17 metres to the main patio area). This distance substantially exceeds the separation distances typically expected between facing habitable windows and private amenity areas in many residential layouts.

Furthermore, the proposed dwellings would be positioned within an established residential environment characterised by relatively compact urban grain and varied plot arrangements. The revised layout has also been informed by site constraints, including the presence of protected trees and their associated root protection areas, which limit the potential to move built development further away from the site boundaries without compromising the ability to retain important landscape features.

The increase in the setback from 6.2 metres to 8 metres therefore represents a meaningful improvement in the spatial relationship between the proposed dwellings and the neighbouring property while also ensuring that the development remains viable and capable of delivering an efficient use of the site in accordance with national planning policy.

Taking these factors together, including the increased separation distance to the boundary, the substantial overall depth of the neighbouring garden, the location of the primary patio and seating area approximately 17 metres from the boundary, and the presence of existing boundary planting, it is considered that the revised proposal would not result in an unacceptable level of overlooking, loss of privacy, or perceived overbearing impact upon the occupiers of No. 26 Holly Oak Gardens.

On this basis, the relationship between the proposed dwellings and No. 26 Holly Oak Gardens is considered to provide an appropriate standard of residential amenity accords with the objectives of development management policies and the wider principles set out within the National Planning Policy Framework regarding the creation of high-quality residential environments for both existing and future residents.

5.0 Planning Policy Context

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the site comprises:

National Planning Policy Framework (NPPF)	Places for Everyone Joint Development Plan (2024)	Rochdale Core Strategy (2016)
Section 2 – Achieving sustainable development	JP-H1 – Scale, distribution and phasing of housing	C1 – Delivering the right amount of housing
Section 5 – Delivering a sufficient supply of homes	JP-H3 – Type, size and design of new housing	C3 – Delivering the right type of housing
Section 11 – Making effective use of land	JP-H4 – Density of new housing	P2 – Protecting and enhancing character
Section 12 – Achieving well-designed places	JP-G7 – Trees and woodland	P3 – Improving design of new development
Section 15 – Conserving and enhancing the natural environment	JP-G8 – Biodiversity and geodiversity	G6 – Green infrastructure
	JP-P1 – Sustainable places	G7 – Biodiversity
	JP-C8 – Transport requirements of new development	DM1 – General development requirements
		T2 – Improving accessibility
		Rochdale Unitary Development Plan
		G/D/1 – Defined Urban Area

The site lies within the Defined Urban Area, where residential development is generally supported.

5.1 Presumption in Favour of Sustainable Development

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development, requiring that development proposals which accord with the development plan should be approved.

Paragraph 60 of the NPPF emphasises the Government's objective of significantly boosting the supply of homes, whilst Paragraph 125 encourages the efficient use of land within existing settlements, particularly where sites are located close to existing services and infrastructure.

The application site is located within the urban area of Heywood and is surrounded by existing residential development. As such, the development of the site for housing represents an efficient use of land in a sustainable location, consistent with the core objectives of the NPPF.

Furthermore, Paragraph 135 of the NPPF requires development to function well and add to the overall quality of the area while being visually attractive as a result of good architecture and layout and sympathetic to local character and history. The intent is to create places with a high standard of amenity for existing and future users. The revised scheme has been specifically designed to meet these objectives by improving the layout, reducing site density and enhancing the architectural quality of the proposed dwellings.

5.2 Principle of Residential Development

The site lies within the Defined Urban Area, where residential development is supported by saved Unitary Development Plan Policy G/D/1. Within these areas, new housing development is encouraged where it makes effective use of land and does not adversely affect the character of the surrounding area all while achieving an appropriate standard of residential amenity.

The Rochdale Core Strategy similarly supports residential development within the urban area. Policy C1 (Delivering the Right Amount of Housing) seeks to maximise housing development within urban areas, particularly where sites are accessible and capable of supporting new homes. Although the application site is currently undeveloped grassland, it is located within an established residential environment and does not form part of any designated open space or protected landscape. The site therefore represents an opportunity to provide additional housing within the built-up area without expanding development into the countryside.

The proposed development would therefore contribute positively to the Council's housing supply objectives.

5.3 Density and Efficient Use of Land

Places for Everyone Policy JP-H4 (Density of New Housing) encourages housing development to make efficient use of land whilst ensuring that development responds appropriately to its surroundings. The original pre-application proposal sought to deliver five dwellings on the site, which raised concerns regarding density and layout; in response to this advice, the current proposal reduces the number of dwellings to four, resulting in:

- Lower site density;
- Improved spacing between buildings;
- Larger private garden areas;
- A more balanced relationship with surrounding development.

The reduced density demonstrates that the proposal has responded positively to the site constraints, including the presence of protected trees and root protection areas.

The resulting density is considered appropriate within the context of the surrounding residential area, which is characterised by relatively compact housing layouts but with varying building forms and plot sizes.

5.4 Design Quality and Local Character

High quality design is a key requirement of national and local planning policy. Paragraph 131 of the NPPF states that planning decisions should ensure that developments are sympathetic to local character, establish a strong sense of place, optimise the potential of the site and create visually attractive buildings.

At the local level, Core Strategy Policy P3 (Improving Design of New Development) requires development proposals to achieve high design standards that enhance the character of the area. Similarly, Policy DM1 requires that development:

- Responds positively to local character
- Demonstrates good design quality
- Creates a safe and attractive environment.

The revised proposal has been developed with these policies in mind; in particular, the design now incorporates:

- Two-storey dwellings reflecting the scale of surrounding housing
- Improved proportions and fenestration design
- Enhanced visual appearance to reflect and respect surrounding build character;
- Traditional architectural detailing reflecting nearby terraced housing
- High quality external materials
- Greater depth and articulation within elevations.

The revised design draws inspiration from the architectural character of surrounding streets, including Walker Street and Egerton Street, which contain traditional brick-built terraced housing with strong vertical window proportions, solid bay window structures and decorative detailing.

These changes respond directly to the concerns raised during the pre-application consultation regarding the architectural quality of the scheme.

5.5 Trees, Green Infrastructure and Biodiversity

The site is characterised by a row of mature trees along the Egerton Street boundary which are protected by Tree Preservation Order 122. The protection and enhancement of green infrastructure is supported by:

1. Core Strategy Policy G6 (Green Infrastructure)
2. Core Strategy Policy G7 (Biodiversity)
3. Places for Everyone Policy JP-G7 (Trees and Woodland).

The proposed development has been designed to retain the existing trees and accommodate their root protection areas and incorporate new landscaping to enhance the biodiversity of the site.

The reduction in the number of dwellings from five to four has allowed the site layout to be revised so that buildings are positioned further from protected trees. The hardstanding within the RPA area has been minimised and, where unavoidable areas within the RPA are to be altered (parking / footpath areas) specific root sensitive methodology is proposed. Along with sensitive construction proposal and layout, new landscaping is proposed that would maintain the existing character of the site while incorporating new landscaping features that would further enhance the appearance of the site.

A full Arboricultural Assessment has been provided outlining the details of key landscaping features throughout the site.

A full biodiversity metric and assessment has been provided to support the biodiversity impact of the site and outlines the strategy / plan to achieve a biodiversity net gain of 10%.

5.6 Residential Amenity

Ensuring a high standard of amenity for both existing and future residents is a key requirement of:

1. NPPF Paragraph 135
2. Core Strategy Policy DM1
3. Rochdale Residential Development SPD.

The revised layout has been designed to improve relationships between the proposed dwellings and surrounding properties. The reduction in the number of dwellings has enabled increased separation distances to existing properties along with increased garden sizes, mitigated overlooking issues and improved outlook for future residents.

Along with site layout specific amenity improvements, the internal arrangement of the proposed dwellings accords with adopted National Space Standards to ensure sufficient internal amenity and layout is achieved.

These changes ensure that the development provides an acceptable standard of residential amenity and addresses concerns raised in the pre-application response.

5.7 Highway Safety and Accessibility

Policy T2 of the Rochdale Core Strategy seeks to ensure that development proposal provides safe and appropriate access arrangements. The proposed development will be accessed from Holly Oak Gardens and will provide off-street parking for residents through an existing hardstanding area identified within the proposed site plan.

The Local Highway Authority confirmed during the pre-application stage that the level of parking provision and access arrangements were acceptable in principle however concerns raised by the Urban Design Officer indicated that the parking layout proposed was convoluted. The parking arrangement has since been revised to achieve a simpler layout while achieving the same ratio of parking spaces.

The development is also located within walking distance of local services and public transport routes, making it a sustainable location for residential development.

5.8 Overall Planning Balance

The proposed development delivers a number of clear planning benefits:

- Provision of four new family homes
- Efficient use of land within the urban area
- Improved design reflective of surrounding area
- Retention of protected trees
- Delivery of biodiversity net gain
- Enhancement of an under-utilised site.

When considered against the relevant policies of the Development Plan and the NPPF, the proposal clearly represents sustainable development.

The scheme has evolved through the pre-application process and now addresses the key concerns raised by the Local Planning Authority. As such, the development is considered to comply with the relevant planning policies and should therefore be supported.

5.9 Principle of Development

The site is located within the Defined Urban Area, where residential development is encouraged subject to compliance with other planning policies. The site is situated within a sustainable residential location and benefits from an existing, established residential surrounding along with sufficient access to local services, facilities and public transport. Access to the site has long been established off Egerton Street meaning minimal disruption to existing road and footpath networks to form new access roads.

The pre-application response confirmed that residential development on the site is acceptable in principle, subject to addressing design and amenity concerns. The revised proposal contributes towards the delivery of new housing within the urban area, consistent with national policy objectives and addresses each of the points raised within the pre application response and associated consultant comments.

6.0 Layout and Design

The layout has been revised significantly since the pre-application stage. The key changes include:

- Reduction from 5 dwellings to 4 dwellings
- Replacement of a terraced layout with two semi-detached blocks
- Increased spacing between properties
- Improved garden sizes
- Revised parking arrangement
- External alterations to reflect traditional surroundings.

These changes ensure the development reduces overall site density and makes improvements to residential amenity creating a more legible and attractive layout that respects the constraints created by the existing trees and their root protection zones and surrounding properties.

7.0 Response to Urban Design Comments

The revised scheme directly addresses the issues raised by the Council's Urban Design Officer.

Tree Root Protection Areas

The Urban Design Officer raised concerns regarding the relationship between the proposed development and tree root protection areas. The revised proposal retains all existing protected trees and positions dwellings outside the confirmed root protection areas. Hardstanding and parking areas are carefully designed to minimise impact through the use of cellular confinement systems. A Tree Survey and Arboricultural Assessment accompany the application.

Site Density and Garden Sizes

Concerns were raised that the original scheme represented an overdevelopment of the site with limited amenity space. The revised proposal addresses this by reducing the number of dwellings from five to four thus increasing the size of private rear gardens and meeting separation requirements. This ensures that future residents will benefit from an acceptable level of private amenity space.

Parking Layout

The original scheme proposed parking spaces separate from the dwellings, which was considered awkward in layout. The revised scheme provides:

- Parking spaces located closer to individual dwellings
- Improved manoeuvring space
- A clearer and more logical arrangement
- The level of parking provision complies with local parking standards.

Building Scale

The Urban Design Officer advised that two-storey dwellings with appropriate floor-to-ceiling heights would be more suitable. The revised dwellings are traditional two storey height with greatly improved window proportions that echo surrounding dwellings.

Architectural Design

The previous design was considered to lack architectural interest. The revised proposal incorporates improved window proportions as previously mentioned with greater depth within elevations through the use of deeper window recesses and solid construction bay windows. The new proposal now heavily incorporates traditional architectural detailing reflecting surrounding properties while making use of an improved materials palette that reflects the surrounding area.

Design features include:

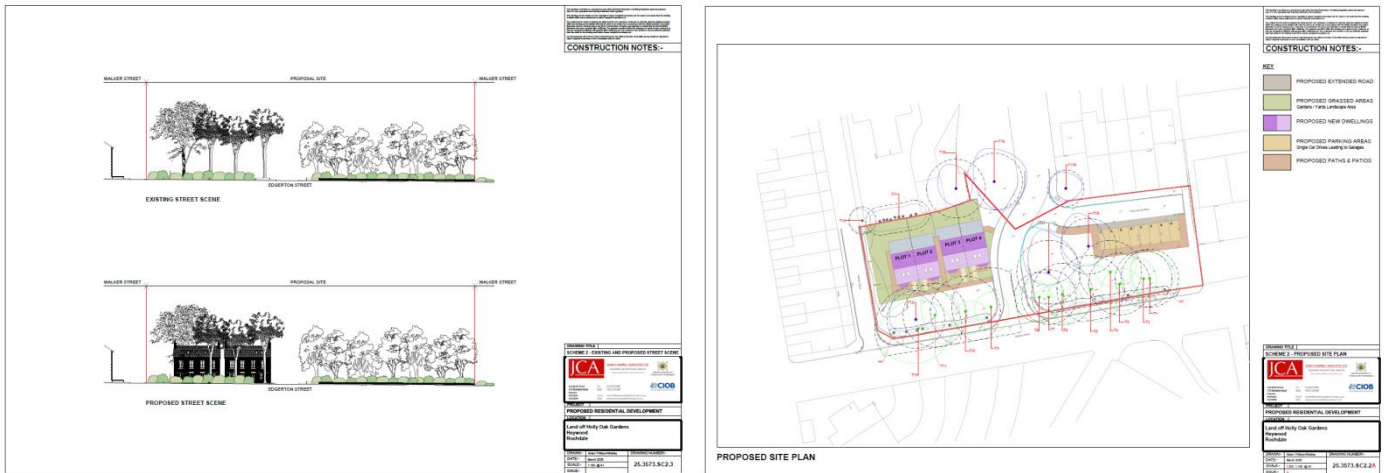
- Brick elevations
- Decorative stone window cills and heads
- Deeper window reveals
- Traditional recessed porch design
- Angular brick bay window

These features reflect characteristics found in surrounding buildings along Walker Street and Egerton Street.

Pre Application Design



Revised Design (Current)



Existing and Proposed Street Scenes

Proposed Site Plan



Proposed 3D Visual

8.0. Highway and Access Considerations

Access to the development will be taken from Holly Oak Gardens. The Local Highway Authority has previously confirmed that the proposed access arrangement is acceptable and the level of parking provision is adequate also confirming that the development would not result in unacceptable highway impacts.

Parking provision:

Total parking spaces: 8

Parking spaces per dwelling: 2

9.0 Trees, Ecology and Biodiversity

Further to section 5.5 of this statement, the proposal retains the mature trees located along the southern boundary of the site. A detailed Arboricultural Assessment accompanies the application.

In addition, the application will include Biodiversity Net Gain assessment and metric to ensure the development will deliver a minimum 10% Biodiversity Net Gain in accordance with national policy.

10.0 Drainage and Flood Risk

A full drainage strategy will be provided as part of the proposed Planning Application.

11.0 Conclusion

The proposed development provides a well-considered residential scheme on land within the urban area of Heywood.

The proposal delivers four new dwellings in a sustainable location making efficient use of under-utilised land while retaining characterful protected trees. The design process from the initial pre app has resulted in an overall proposal that is both attractive, sustainable and policy appropriate.

The scheme accords with the National Planning Policy Framework, the Places for Everyone Joint Development Plan, and the Rochdale Core Strategy. Accordingly, the proposed development is considered acceptable and planning permission is respectfully requested.