

Conservation & Design Team

Economy and Place

Urban Design Consultation Response

Application ref: PL/2025/1272

Proposal: Residential development - 11 dwellings with associated parking, access road and private gardens

Site Address: GNG Foam Converters (Lancs) LTD, Todmorden Road, Littleborough OL15 9EG

Date of Response: 22.05.26

Consultation Report:

Urban Design Principles / Street Scene

- Generally I would suggest avoiding providing a row of parking to the front, but given the existing tree line is to be retained and the inclusion of the low wall to shield the street from a dominance of parked cars, I would consider the broad layout to be acceptable as shown in this particular instance. Full details of the wall must be provided, which should be of a masonry construction and not a fence as shown on the CGI in the D&A statement. Given the local context, the material chosen must be of natural stone appearance with appropriate copings.
- New or refreshed pedestrian footpaths would need to be provided outside of the site, where they do not exist or are degraded at present. A new pedestrian access should also be provided to the west of the site to link the development to the existing pavement of Todmorden Road.

Layout & Landscaping

- It could be worth considering giving plots 6 & 7 bigger rear gardens so they adjoin; therefore reducing the amount of vegetated space that would fall under a management company, OR separating the rear passage behind Plots 1-6 with an access for bins provided alongside Plot 6. As it stands, there is a significant distance for some residents to travel with their bins down a long narrow passageway which would be especially unappealing in the winter months and could result in pressure for bins to be left out to the front.
- The site layout as shown doesn't offer much in terms of aggregated space for temporary bin storage on collection day. Losing a plot would help, as would potentially reducing the rear garden size of Plot 11 and re-designing the property to exclude the projecting bay.
- The M2 buff flagged paths to the rear of the properties would look more attractive than the M1 porous asphalt, but durability and long term maintenance of this material should be considered, especially in respect of weed growth.

- Whilst not commenting on the biodiversity calculations for the site, the planting of a mixed species hedge along the frontage would be visually more attractive than a monoculture of Hornbeam. Adding species variety to the proposed planting in the front garden would also be preferred over the use of a single species to add a mix of colours and variety.
- It would be preferable for the proposed parking spaces to be formed from a different colour asphalt to the main carriageway or block paved to add visual variety. The spaces should also be parked with an appropriate material border as opposed to being reliant on painted white lines.

Building Design

- Bay windows could be explored for the ground floor front elevations as this detail is prevalent along Todmorden Road in the vicinity.
- The first floor windows in the recessed sections appear to be disproportionately large, although it's appreciated that this assessment is being made of a 2D flat view so I'm happy to defer to the architect for consideration.
- There won't be much light to the rear gardens as a result of the orientation. This would need to be considered in any final landscaping and planting mix, but also raises the question of whether small balconies or Juliet balconies could be incorporated to the front?
- I would like to see through condition samples provided of the proposed facing stone and concrete roof tiles. There are some good examples of contemporary artificial materials, but crucial is ensuring appropriate details such as size, coursing, mortar mix and thickness of the roof tiles. Given the setback from the street, contemporary materials would be acceptable in principle, subject to the appearance and weathering properties being fully considered and understood. Section drawings should also be provided at the discharge of condition stage to ensure an adequate depth of reveal for windows and doors to aid the building contractors and ensure against flat elevations.
- No details of renewable energy installations are shown on the plans.

Summary

No objection subject to minor amendments and careful consideration of details.

Consultation Summary: