



Paul Butler Associates

Planning, Development & Heritage Consultants

**Muhammad Abdul Raheem Aamir
acting by his Deputy IMTC**

Plumpton Cottage, 186 Bury and
Rochdale Old Road, Heywood, OL10
4AT

Planning and Green Belt Statement

April 2026

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1. Introduction

- 1.1 This Planning and Green Belt Statement has been prepared by Paul Butler Associates on behalf of Muhammad Abdul Raheem Aamir acting by his Deputy IMTC. The Statement forms part of a planning application for 'Adaptation to facilitate live in assisted care provision including single storey extension for hydrotherapy pool and entrance porch'.
- 1.2 The purpose of the extension is to provide essential adaption of the property to allow Plumpton Cottage to meet the specific care needs of Muhammad Abdul Raheem Aamir. Abdul Raheem is a nine-year-old boy who has complex lifelong disabilities, including physical disability and severe cognitive impairment which affects every aspect of his daily function. Further details of his care needs are provided within a letter provided by his Occupational Therapist and Case Manager (which has been submitted on a confidential basis). The letter explains how the proposed hydrotherapy pool and entrance porch are essential to meet his care needs.
- 1.3 To provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:
- A description of the site and surrounding area;
 - A review of the planning history of the site;
 - An overview of the proposed development;
 - A review of relevant national and local planning policy guidance; and,
 - An appraisal of the proposed development against its planning policy context and consideration of all relevant planning issues.
- 1.4 The Statement should be read in conjunction with the application drawings and Design and Access Statement prepared by LR Design. A Site Tree Appraisal report (and associated drawings) by Rowbottoms Tree Services and Design Proposal document relating to the retaining wall has also been submitted as part of the application.

2. The Site and Surrounding Area

The Application Site

- 2.1 The application site is located at Plumpton Cottage, 186 Bury and Rochdale Old Road, Heywood, OL10 4AT. The site is located on the south side of Bury and Rochdale Old Road. It is irregular in shape and measures approximately 350sqm. Plumpton Cottage is a semi-detached house (use class C3) which has undergone previous alteration and extension.



Figure 2.1: Aerial view identifying the site (outlined red).

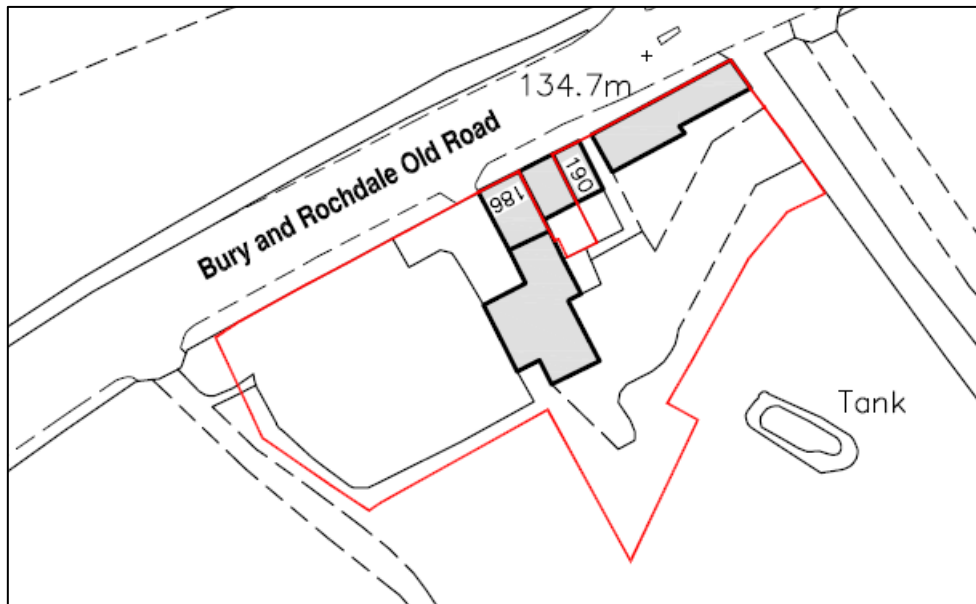


Figure 2.2: Extract of the Site Location Plan with the site outlined red.

- 2.2 The application site is located within the designated Green Belt, but is situated just outside the 'Defined Urban Area' which is adjacent to the north east of the site. The land to the south, east and west of the house comprises an area of dense tree planting, with the topography falling towards the south. This characteristic restricts views of the property from a distance. Bury and Rochdale Old Road forms part of the 'Strategic Highway Network'.
- 2.3 Plumpton Cottage appears to date from the mid-late 19th Century. The front elevation to Bury and Rochdale Old Road is two storey and sits on the back of pavement. It is constructed of smooth red-brick with a pitched slate roof. The property has been extended to the rear (south), possibly in several phases. As the land slopes away to the south, part of the extension incorporates a lower ground floor level, which sits at a lower level than the main ground floor of the original property. The main garden to the property is situated to the west and comprises a grassed area with patios.
- 2.4 The access to the property is from the east off Bury and Rochdale Old Road. There is a gated access with a hardstanding driveway leading to a parking area. This driveway is graded down to the lower ground floor level, with the parking area visually screened from Bury and Rochdale Old Road by a tall stone wall (approx. 3.2m high).



Figure 2.3: View of front elevation from Bury and Rochdale Old Road (note: central part is not within the application site).



Figure 2.4: View showing the vehicular access from Bury Old Road (left of image) and tall stone wall.



Figure 2.5: View along the driveway towards parking area and Plumpton Cottage extension beyond (note: the rear element has a lower ground floor level).



Figure 2.6: View of the rear elevation of Plumpton Cottage.

- 2.5 The site is located in Flood Zone 1 which is the lowest level of flood risk, and is not affected by elevated surface water flood risk. The site falls within an Air Quality Management Area as designated by the Greater Manchester Combined Authority. Vehicular access to the site is also taken over a Public Right of Way (HeyFp57).
- 2.6 In terms of planning policy, the site is located within the Green Belt. Land to the south, east and west of the site comprises 'Designated Sites of Ecological and Geological / Geomorphological Importance' as identified by the Rochdale UDP Proposal Map (see extract at Figure 2.7 below).



Figure 2.7: Extract of Rochdale Proposals Map (centred on the site).

Key

- Green wash = Green Belt.
- Yellow line = Strategic Highway Network (relates to Bury and Rochdale Old Road).
- Green lines = Designated Sites of Ecological and Geological / Geomorphological Importance (relates to land to the south, east and west of the site).
- Black boundary with triangles = Defined Urban Area (relates to land located to the north east).

3. Planning History and Pre-application Consultation

Planning History

- 3.1 Research of the planning history associated with the site has been undertaken. This is set out below:

Reference	Description	Decision and Date
<u>04/D44224</u>	Two Storey Rear Extension, Side Porch Extension And Refurbishment Of Out Building	Approve with Conditions 04/11/2004
<u>13/00757/HOUS</u>	Erection of car port to south (side) of dwelling including erection of retaining wall to south western side of car port	Withdrawn 10/1/2014
<u>14/00018/WTPO</u>	Request to fell one beech tree within wooded area (W37) of Tree Preservation Order No. 10 (Heywood MB No. 1)	Approve with Conditions 12/3/2014
<u>14/00019/HOUS</u>	Erection of car port to south (side) of dwelling including erection of retaining wall to south western side of car port (resubmission of 13/00757/HOUS)	Approve with Conditions 07/3/2014
<u>24/00042/WTPO</u>	Application to fell one Horse Chestnut Tree within Group W37 of Tree Preservation Order No. 010	Approve with Conditions 20/5/2024

- 3.2 Application 14/00019/HOUS is of note. Although this planning permission has lapsed and was not implemented, the following text from the Officer Report for this application is of note:

'The proposed car port extension coupled with the previous two storey extension (granted planning permission pursuant of application 04/D44224) would equate to a volume increase of 32.85% on the original dwellinghouse. This is based on an assessment of the plans submitted with this application and the previous application (04/D44224) along with historical maps showing the footprint of the dwellinghouse in 1936. Although the calculated percentage increase would be slightly larger than the guidelines in the SPG would normally permit, in this case the development is viewed as acceptable. The extensions would not be detrimental to the openness of the green belt as the development is on a large site in an obscured position which is screened by the existing dwellinghouse and the nearby woodland area'.

- 3.3 The current application proposes a comparable extent of development to what was previously deemed acceptable through planning permission 14/00019/HOUS. This is discussed further within the Planning Appraisal section of this Statement.

Pre-application Consultation

- 3.4 Prior to submission of this planning application pre-application consultation has been undertaken with Rochdale Borough Council. A formal pre-application enquiry was submitted with a written response received 3 November 2025 (reference: PREAPP/00080/25). The pre-application proposal was broadly similar to the application proposal, although at this stage the entrance porch was an open canopy. This change has been made to respond to the care needs of the applicant which is discussed later in this Statement.
- 3.5 The response acknowledges the Green Belt location of the site and notes that the Rochdale Guidelines & Standards for Residential Development SPD advises that within Green Belt locations, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate (this

calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948).

3.6 The pre-application response discusses the planning history, with planning permission having been granted in 2014 for a car port extension, of a similar scale to the proposed hydrotherapy pool extension, though this was never implemented. The previous application was established as equating to a volume increase of 32.85% on the original dwellinghouse.

3.7 In relation to the pre-application proposal, the response stated:

‘The proposed extension is also a modest size in comparison to the existing dwelling and would be set within a large plot in an existing area of hard standing, therefore would likely not be detrimental to the openness of the Green Belt. The porch would also be situated in a sheltered position on the building at lower ground floor level. On this basis, there is scope for the development to be considered favourably in principle under exception C) set out in paragraph 154 of the NPPF; however, floor space and volume calculations should be submitted for full consideration to ensure that the development is not disproportionate in size.’

3.8 Volume and floorspace figures are duly provided as part of this application.

3.9 Other matters discussed include design and appearance; residential amenity; highways; and, ecology and biodiversity. The planning matters are reviewed within the Planning Appraisal section of this Statement. The pre-application response also sets out information requirements to support the application which are duly submitted.

4. The Proposed Scheme

- 4.1 The planning application seeks planning permission for 'Adaptation to facilitate live in assisted care provision including single storey extension for hydrotherapy pool and entrance porch'.
- 4.2 The purpose of the extension is to provide essential adaption of the property to allow Plumpton Cottage to meet the specific care needs of Abdul Raheem. Abdul Raheem is a nine year old boy who has complex lifelong disabilities, including physical disability and severe cognitive impairment which affects every aspect of his daily function. Further details of his care needs are provided within a letter provided by his Occupational Therapist and Case Manager (which has been submitted on a confidential basis). The letter explains how the proposed hydrotherapy pool and entrance porch are essential to meet his care needs.

The key aspects of the proposal are set out below:

Hydrotherapy Pool Extension

- 4.3 The hydrotherapy pool will have a clinically beneficial therapeutic impact, enhancing the quality of Abdul Raheem's health and quality of life. These benefits include:
- Reducing high muscle tone and spasticity, improving comfort and reducing pain.
 - Supporting mobility and joint movement, and preventing contractures.
 - Promoting relaxation, which has a positive effect on sleep.
 - Helping to regulate seizure activity.
 - Providing safe sensory stimulation in a controlled environment
- 4.4 Without access to hydrotherapy, Abdul Raheem is likely to experience increased muscle tightness, discomfort, reduced sleep quality, and potentially more unstable seizure patterns.

- 4.5 Initially consideration was given to seeking to adapt the existing accommodation, however this was quickly shown to not be feasible. The proposed lower ground floor accommodation is essential to safely meet Abdul Raheem's needs. The hydrotherapy pool must be sunk into the ground to allow safe and rapid emergency evacuation, adequate clearance height for overhead hoisting systems, and compliance with manual handling and safety requirements. These structural requirements cannot be met through internal reconfiguration of the existing property, as the current layout does not allow for the necessary depth, ceiling height, or safe access routes required for a sunken pool and associated equipment.
- 4.6 The proposed hydrotherapy pool will be sited within a single storey extension to the property. This will be located on the rear elevation at lower ground floor level, which benefits from direct access to existing internal spaces which will be reconfigured to provide other care related spaces. This is illustrated by the submitted drawings which show the lower ground floor will also include a therapy / sensory room, carer accommodation, carer kitchen, medical / preparation rooms, entrance / living space, and bedroom with accessible ensuite. The position is therefore crucial in meeting the functional requirements.
- 4.7 The extension is limited in size with a floor area of 67 sqm. It will comprise the main pool space, a plant room and carer change. The floor to eaves height will be 2.52m with a ridge height of 3.60m. The roof form will have a mansard arrangement with pitched roof to the outside and a flat roof in the centre. This will have a glass lantern to provide natural light into the pool area. The materials will match existing, comprising red brick elevations, slate roof and upvc windows. There will be a pair of external doors for access and a door to the plant room. A high level window is provided to the carers' changing room.
- 4.8 The siting, scale, form and design of the hydrotherapy pool extension allows it to be a discrete addition to the existing dwelling. It is positioned at lower ground floor level adjacent to an elevated area which allows it to nestle within the site. Visibility of the extension from the wider area will be extremely limited due to the position of the house, sunken topography, and dense mature tree planting situated to the south, east and west. Outline details relating to the retaining wall adjacent to the extension have been submitted (refer to Secura Design Proposal document) whilst full details of the retaining wall will be provided at condition discharge stage.

Entrance Porch

4.9 An entrance porch is proposed to the lower ground floor level which will measure 7sqm. This will be situated in front of the rear entrance door and the door to the carers' kitchen. The covered porch is a vital safety feature when transferring Abdul Raheem to and from a vehicle. It provides:

- Protection from rain, cold, and wind, which can trigger seizures
- A safe, dry surface for hoisting and wheelchair manoeuvres
- Reduced risk of slips, falls, or rushed handling during poor weather
- A controlled environment for managing unpredictable seizure activity during transfers.

4.10 Given the frequency of medical appointments, therapy sessions, and community activities, this protection is essential rather than optional. The porch will have a slate mansard roof and will cover an area of approximately 3.6m x 2.8m. The porch is positioned at lower ground floor level meaning it has little visible impact.

Ramp

4.11 A new ramped access is also proposed from the terraced patio located to the west of the house, down to the garden level. This will be a galvanised frame metal ramp with composite decking. This will provide essential ramped access to ensure Abdul Raheem can access the garden, which is important for health and wellbeing.

Tree Works

4.12 There are a number of trees within the application site some of which are in close proximity to where the hydrotherapy pool building would be. The trees have been inspected by Rowbottom Tree Services. This survey has identified that three trees require removal due to their poor condition (irrespective of the proposed development).

- 4.13 Full details of the proposed works are provided by the application drawings prepared by LR Design.

5. National and Local Planning Policy Context

- 5.1 Planning legislation and policy guidance of relevance to the proposed development is contained within the Planning and Compulsory Purchase Act 2004; the Town and Country Planning Act 1990; the National Planning Policy Framework (2023); the Development Plan for Rochdale; and Supplementary Planning Documents. Relevant provisions of these documents are set out below.

Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990

- 5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance the Development Plan for Rochdale contains policies set out within Places for Everyone, the Rochdale Council Core Strategy (2016) and Saved policies of the Unitary Development Plan (2006), the provisions of which are discussed later in this section.

National Planning Policy Framework

- 5.3 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and most recently updated in December 2024) and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.
- 5.4 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or

- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.5 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 5.6 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 5.7 Delivering a Sufficient Supply of Homes (Chapter 5) – seeks to support the Government’s objective of significantly boosting the supply of homes. Paragraph 63 advises that within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. People with disabilities are identified as a specific group.
- 5.8 Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 5.9 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.

- 5.10 Paragraph 116 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 5.11 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:
- a) 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;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) 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);
 - d) 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;
 - e) 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; and
 - f) 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.
- 5.12 Protecting Green Belt land (Chapter 13) – confirms that the Government attaches great importance to Green Belt, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. It advises that the essential characteristics of Green Belts are their openness and their permanence.
- 5.13 Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness . Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special

circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.14 Paragraph 155 states development in the Green Belt is inappropriate unless one of the following exceptions applies:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.15 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

5.16 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and

enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

- 5.17 Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

The National Design Guide

- 5.18 The National Design Guide makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide seeks to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The guidance is provided in relation to 10 key characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

Local Planning Policy

The Development Plan for Rochdale

5.19 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Rochdale Council, the relevant adopted Development Plan documents include:

- Places for Everyone Joint Development Plan Document (March 2024)
- The Rochdale Core Strategy (October 2016)
- Saved policies of the Unitary Development Plan (UDP) (2006)

Places for Everyone Joint Development Plan Document, 2024

5.20 The 'Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' was adopted 21 March 2024 and forms part of the Development Plan for Rochdale. The following policies are of relevance to the proposed development being considered:

5.21 Policy JP-S1: Sustainable Development states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs.

5.22 Policy JP-S2: Carbon and Energy states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

- 5.23 Policy JP-S4: Flood Risk and the Water Environment states that an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: amongst other things locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding.
- 5.24 Policy JP-S5: Clean Air states a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including: amongst other things, locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution.
- 5.25 Policy JP-S6: Resource Efficiency states the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:
1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
 2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
 3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.
- 5.26 Policy JP-J1: Supporting Long-Term Economic Growth states that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on, amongst other things, maintaining a very high level of economic diversity across our boroughs providing the high-quality; and sustainable living environments that will help to attract and retain skilled workers.

- 5.27 Policy JP-H3: Type, Size and Design of New Housing states development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. Where appropriate, this should include incorporating specialist housing for older households and vulnerable people.
- 5.28 Policy JP-G2: Green Infrastructure Network states that a strategic approach will be taken to the protection, management and enhancement of our Green Infrastructure in order to protect and enhance the ecosystem services which the Green Infrastructure Network provides, including flood management, climate change mitigation and adaptation.
- 5.29 Policy JP-G7: Trees and Woodland states there is an aim to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.
- 5.30 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.
- 5.31 Policy JP-G9: The Green Belt states that the Green Belt is defined on the Policies Map and illustrated on Figure 8.6. The Green Belt serves the five purposes set out in national policy:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.32 Policy JP-P1 Sustainable Places states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

The Rochdale Core Strategy (October 2016)

- 5.33 Following adoption of Places for Everyone in March 2024 a number of the policies of the Core Strategy have been superseded. The following policies remain in place and are of relevance to the proposed development being considered:
- 5.34 SD1 Delivering Sustainable Development states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.35 SO2 Creating successful and healthy communities. To achieve this strategic objective the Council will, among other things, improve the general health and quality of people's lives through better access to health.
- 5.36 C6 Improving health and well-being seeks to improve people's health and well being, and reduce health inequalities.
- 5.37 DM1 General Development Requirements states that all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:
- a. Are of high quality design and take the opportunity to enhance the quality of the area;
 - b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;
 - c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;

- d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;
- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- h. Minimise opportunities for crime against people or property;
- i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;
- j. Incorporate, where appropriate, high quality landscape schemes;
- k. Have assessed whether the development may be affected by ground instability;
- l. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and
- m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.

5.38 T2 Improving Accessibility advises that the Council will improve accessibility by locating development where good access to public transport is available or can be provided, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility. Development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities. Transport improvements will focus access to priority regeneration areas, e.g. town centres, housing regeneration areas and economic growth corridors.

5.39 SO3 Improving design, image and quality of place seeks to raise design quality and promoting sustainable developments;

5.40 P3 Improving Design of New Development states the Council will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;
- Ensure that buildings contribute positively to the townscape, and are well proportioned;
- Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);
- Provide an appropriate mix of uses and consider the needs of all sections of society;
- Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;
- Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;
- Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;
- Ensure buildings can be easily adapted to meet future/alternative needs of occupants;
- Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);
- Design buildings and spaces so that quality and appearance can be maintained over time; and
- Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.

5.41 SO4 Promoting a Greener Environment seeks to minimising Rochdale's contribution to climate change and mitigate and adapt to its adverse effects. Amongst other things it seeks to ensure no detriment to the conservation interest of European and other protected natural sites.

- 5.42 G6 Enhancing Green Infrastructure states that the Council will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of our community and visitors to the borough
- 5.43 G7 Increasing the Value of Biodiversity and Geodiversity advises that the Council will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.
- 5.44 G8 Managing Water Resources and Flood Risk advises that the Council will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.
- 5.45 G9 Reducing the Impact of Pollution, Contamination and Land Instability advises that the Council will reduce all forms of pollution, contamination and land instability in the borough.

Saved policies of the Unitary Development Plan (UDP)

- 5.46 The Saved UDP includes a Development Plan Map and a Written Statement. These are reviewed below in relation to the development proposal.
- 5.47 G/D/2 Green Belt states the Green Belt boundary is defined on the proposals map. Following adoption of Places for Everyone the Green Belt boundary has been revised.
- 5.48 NE/2 Designated Sites of Ecological and Geological / Geomorphological Importance advises that development proposals adversely affecting sites and areas of ecological and geological/geomorphological importance will not be permitted, the Council seeking to

protect and enhance them. In assessing proposals, the Council will apply national planning policy as it relates to international, national and local (including regional) designations

Supplementary Planning Policy and Guidance

5.49 Rochdale Council have adopted the following supplementary policy which may be relevant to the proposed development:

- Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)
- Oldham and Rochdale Urban Design Guide (September 2007)
- Biodiversity and Development Supplementary Planning Documents (January 2008)
- Climate Change Adaptation Supplementary Planning Document (June 2012)

6. Planning Appraisal

6.1 Having regard to the planning policy guidance set out in section 5, the key planning issues to be considered in the determination of the application include:

- Principle of Development
- Design Matters
- Amenity
- Access and Highways
- Trees and Ecology

Principle of Development

6.2 The application site is located within the Green Belt. National Green Belt policy is set out at Section 13 of the NPPF. Paragraph 154 of the NPPF identifies certain forms of development within the Green Belt which are not considered inappropriate. This includes '(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. The term 'disproportionate additions' is not defined by national policy. The Rochdale Guidelines & Standards for Residential Development SPD advises that within Green Belt locations, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948).

6.3 Case law has established that when assessing impact of development on the Green Belt it is necessary to consider spatial and visual aspects.

6.4 In terms of the spatial aspect, the supporting Design and Access Statement provides a calculation of the floorspace and volume of the proposed development, and what the percentage increase is in relation to the original dwelling. This establishes a total floor area increase of 74sqm and a volume increase of 219 cubic metres. It is highlighted that these

figures represent an increase of only 5sqm or 19 cubic metres beyond the scale of extension that was approved by planning permission 14/00019/HOUS. Noting that the extension approved by planning permission 14/00019/HOUS amounted to a 32.85% increase and was considered acceptable and not to be detrimental to the openness of the Green Belt, it is considered that the same conclusion should be reached for the application proposal.

- 6.5 When assessing visual aspects, it is noted that the hydrotherapy pool extension and porch have been sensitively designed in response to the Green Belt location and the site's context. The hydrotherapy pool extension is a low-rise single storey structure that will be located at the rear of the property and will be at lower ground floor level. The position means it has limited visibility within the site. The topography of the site also restricts visibility and it is noted that the land directly to the west of the extension sits at a higher level. In this respect the extension effectively nestles into the landscaping, helping minimise Green Belt impact. With regards to the porch extension this is a very modest single storey structure and is positioned in a corner location. This location minimises visibility, particularly as where it is visible it is viewed against the existing building. For the above reasons it is confirmed that the visual impact of the proposed extensions is very limited from within the site.
- 6.6 It is also highlighted that the characteristics of the site mean that there is limited visibility. The site is bounded to the west, south and east by dense tree planting which restricts visibility from these directions. There is also restricted visibility from Bury and Rochdale Old Road, with screening provided by the house and tall boundary wall, and the sunken topography. The only visibility of the extension elements from the north will be looking directly along the vehicle access driveway, however as discussed above visibility is extremely limited and is not considered to cause any visual harm to the openness of the Green Belt. This viewpoint is shown by Figure 6.1 below, clearly showing low visual impact and that the extension would be viewed within the context of existing hardstanding, car parking, built development and varied topography.



Figure 6.1: View looking towards the proposed development along the vehicle driveway.

- 6.7 Based on the above assessment it is confirmed that both the spatial and visual impact of the extension proposal would be limited with minimal impact on the openness of the Green Belt. Notwithstanding this, it is also considered helpful to identify 'Very Special Circumstances' to justify the development taking account of paragraph 153 of the NPPF, were the development to be regarded as 'inappropriate development'.
- 6.8 The 'Very Special Circumstance' relates to meeting the care needs of the applicant who has a significant disability. A letter prepared by his Occupational Therapist and Case Manager has been submitted on a confidential basis as it contains personal health information. The letter outlines the medical diagnosis for Abdul Rahmeem; the functional impact on his life; changing needs over time; and the need for the hydrotherapy pool and porch. This letter provides clear and compelling information which evidences the clear need for the proposed development and why this can only be achieved by the nature of the development proposed.

- 6.9 Planning Case law has established that personal circumstances including care needs are a material consideration, and may be a 'very special circumstance'. In addition, provisions of The Equality Act 2010: Public Sector Equality Duty (PSED) are highlighted. This requires that a public authority must, in the exercise of its functions, have due regard to the need to, among other things eliminate discrimination and advance equality of opportunity. The act explains that the aim of advancing equality of opportunity involves, in particular, having due regard to the need to remove or minimise disadvantages suffered by people due to their protected characteristics; take steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; encourage people with certain protected characteristics to participate in public life, or in other activities where their participation is disproportionately low. The protected characteristics covered include disability.
- 6.10 In addition to the PSED, the NPPF also refers to ensuring that development is inclusive and accessible and meets the needs of different groups, with similar provisions reflected in the NDG. At a local level, Core Strategy objective SO2, and policies C6, T2 and P3 are key policies or relevance which support developments which take account of the needs of disabled people and reducing health inequalities. The Occupational Therapist and Case Manager clearly and robustly evidences the need for the development, and this should be afforded substantial weight as a 'Very Special Circumstance'. When this is assessed against the marginal floor area / volume increase over the extent previous supported through application 14/00019/HOUS, it is concluded that the Green Belt impact is outweighed and there is a compelling justification that the principle of development is acceptable.

Design Matters

- 6.11 Amongst other things, at paragraph 135, the NPPF requires new development to be of a high standard of design which functions well and adds to the overall quality of an area; be visually attractive as a result of good architecture and landscaping; and, establish or maintain a strong sense of place.
- 6.12 Locally, Core Strategy policies P1 and P3 requires all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards

of design and goes on to list relevant design principles. Further to this, Core Strategy policy DM1 sets out general development requirements and details a list of criteria which all development proposals will be expected to demonstrate compliance, including the need for high quality design.

- 6.13 The proposed single storey extension would be visually compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the existing dwellinghouse. Materials will match existing including red brick and a pitched slate roof, and overall the extension proposal will harmonise with the existing building. This is also the case for the porch extension which is also a modest element and will comprise matching materials. Outline details of the retaining wall structure adjacent to the pool extension have been provided (refer to submitted Secure Design Proposal) which will ensure that the proposal integrates with the surroundings. Full details will be provided at condition discharge stage.
- 6.14 A new ramped access is also proposed from the terraced patio located to the west of the house, down to the garden level. This will be a galvanised frame metal ramp with composite decking. This is considered appropriate in design terms.
- 6.15 For the above reasons, the development is of a suitable design and is consistent with the aforementioned policies relating to design.

Amenity

- 6.16 Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through Core Strategy policy DM1 which requires development proposals to ensure that they 'do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy'. Section 5.5 of the Rochdale Guidelines & Standards for Residential Development SPD states 'it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.'

- 6.17 The extension would be situated to the rear of the existing two storey rear extension to the rear of the plot and at lower ground floor level. It would be around 21m in distance from the rear elevation of the adjoining terraced property. Overall the scale, height and position of the extension which is at a lower ground level, mean that there will not be a loss of light, outlook or privacy for any neighbouring occupiers.
- 6.18 The alterations to the proposed dwelling including internal reconfiguration will mean that all habitable rooms within the application property would receive adequate natural light and outlook. Additionally, sufficient garden space of a functional layout would be retained. In overview, the proposed works would ensure an acceptable standard of living for existing and future occupiers of the application property.
- 6.19 On the basis of the above it is demonstrated that the proposal will not have any adverse amenity impact and complies with the aforementioned amenity provisions.

Access and Highways

- 6.20 There are no changes to the vehicular access / egress to, or within the site. There is a good level of vehicular parking located adjacent to the building which will continue to be appropriate for the requirements of Plumpton Cottage, including for visiting care staff. For the above reasons there are no highway safety concerns associated with the proposals, which are consistent with relevant highway / transport provisions of the NPPF, the Core Strategy; Saved UDP; and PfE.

Trees and Ecology

- 6.21 The proposed pool extension will be located in proximity to a number of existing trees. The condition of trees on site been assessed and a Site Tree Appraisal report prepared by Rowbottoms Tree Services. The report identifies that three trees (T4, T5 and T6) should be removed on health and safety grounds. On the basis that removal of the trees is recommended on arboricultural grounds this accords with relevant national and local planning policy regarding works to trees. Should it be deemed necessary replacement tree

planting may be agreed at condition discharge stage. The report also identifies measures during the construction process to avoid accidental damage to retained trees. These measures can be ensured via standard planning condition.

- 6.22 In relation to ecology the proposed development will not impact upon the adjacent 'Designated Sites of Ecological and Geological / Geomorphological Importance' designation located to the south of the site, nor is there any material impact in the location of the pool and porch extension with these areas comprising mainly hardstanding. If deemed necessary to achieve biodiversity enhancements a condition may be applied relating to the provision of bat and bird boxes.
- 6.23 On the basis of the above, the proposed development is acceptable in terms of trees and ecology.

7. Conclusion

- 7.1 This Planning and Green Belt Statement has been prepared in support of a planning application for the adaptation and extension of Plumpton Cottage, 186 Bury and Rochdale Old Road, Heywood, to facilitate essential live-in assisted care provision, including the construction of a single storey hydrotherapy pool extension and entrance porch.
- 7.2 The Statement has demonstrated that the proposed development has been carefully conceived in response to both the site's Green Belt designation and the highly specific and evidenced care needs of the occupant. The proposed extensions are modest in scale, sensitively sited at lower ground floor level, and designed to integrate with the existing dwelling and surrounding landscape. As a result, the development would have a limited spatial and visual impact on the openness of the Green Belt.
- 7.3 In Green Belt terms, the proposal has been assessed against national and local policy. The scale of development is comparable to, and only marginally greater than, that previously accepted by the Local Planning Authority under application 14/00019/HOUS, which was not considered harmful to Green Belt openness. When viewed in this context, the proposal does not represent a disproportionate addition to the original dwelling.
- 7.4 Notwithstanding this, in the event that the development is considered to constitute inappropriate development, it has been clearly demonstrated that 'Very Special Circumstances' exist. These relate to the exceptional and evidenced medical needs of the occupant, which necessitate the provision of a purpose-built hydrotherapy facility and associated adaptations that cannot be accommodated within the existing building. The proposal will deliver significant and enduring health, wellbeing and quality of life benefits. These considerations attract substantial weight and clearly outweigh any limited harm to the Green Belt.
- 7.5 The development also accords with relevant policies of the Development Plan, including those relating to design quality, residential amenity, accessibility, and health and wellbeing. It represents a sustainable form of development that supports inclusive living and responds

positively to the needs of a vulnerable individual, consistent with the objectives of the National Planning Policy Framework and the Public Sector Equality Duty.

- 7.6 Overall, the proposal constitutes an appropriate and justified form of development that complies with the Development Plan when read as a whole, and where any conflict is identified, it is clearly outweighed by material considerations. Accordingly on behalf of Abdul Raheem it is respectfully requested that, planning permission be granted without delay.