

Supporting Statement: Replacement Dwelling at 180 Wardle Road, Chorlton

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This statement supports a planning application for the demolition of the existing dwelling at 180 Wardle Road, Chorlton, and its replacement with a new dwelling as shown on the submitted plans. The site is located within the Green Belt, and this statement demonstrates compliance with relevant national and local planning policies concerning replacement dwellings in such locations.

1. Site Context:

- The site is located at 180 Wardle Road, Chorlton.
- The site lies within the designated Green Belt, as defined by Rochdale Metropolitan Borough Council's Local Plan.
- The existing property is a lawful, permanent dwelling, as evidenced by council records and historical aerial photography, please refer to the existing plans and elevations. The dashed red line on the Site Layout plan clearly indicates the original footprint of the existing dwelling.
- There have been numerous applications.

08/D50575 - Change Of Use, Extension To And Conversion Of Existing Garage With Ancillary Living Accommodation To Detached Dwelling -PERMITTED

79/008331 - Outline Application For One Bungalow – UNKNOWN

The extension to the garage application can be seen below, the overall volume/area increase is something similar to the now proposed application.

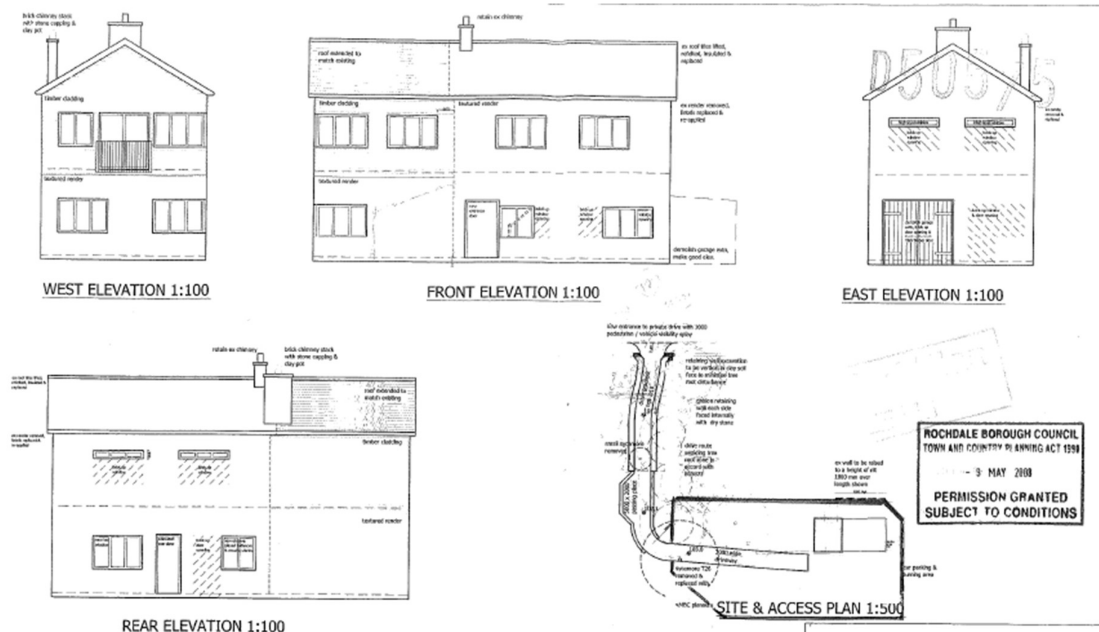


Image 01 – Application 08/D50575 Planning application (Permitted)

2. Policy Context:

- This application is submitted in accordance with the National Planning Policy Framework (NPPF) and Rochdale's Local Plan policies relating to development within the Green Belt, specifically those concerning replacement dwellings. Please refer to a more in-depth view of policies at the end of this report.

3. Compliance with Green Belt Policy:

- **Principle of Replacement:** The proposal involves the replacement of an existing dwelling, which is an exception to the general restrictions on development within the Green Belt, subject to meeting specific criteria.
- **No Disproportionate Increase in Size:** The proposed replacement dwelling while slightly materially larger than the existing dwelling sits comfortably within its environment. It has been moved further away from the existing house to the North of the site and could possibly be moved further given recommended guidance from the planning officer. (See image 02 below) Consultations have taken place with the existing neighbours to understand their views on the application and there have been no detrimental comments and the adjacent occupants are in favour of the proposals. It is understood that volume calculations are key to the principles of replacement dwellings while the volume is larger it is still within the 40% threshold, advice from the planning officer is required to understand the exact percentage allowance however the increase could be considered to be proportionate and does not constitute an unrealistic

material increase in size. Proportionally the house sits comfortably within its curtilage and is not disproportionate to the surrounding dwellings.



Image 02 – Site layout showing existing house footprint dashed red and proposed dwelling moved further South.

- **Impact on Openness:** The proposed replacement dwelling does not have an adverse impact on the openness of the Green Belt. The building footprint remains largely within the existing developed area of the site and the height of the new dwelling is proportionate to the existing. Please refer to the drawings.
- **Visual Amenity and Character:** The design, scale, massing, and siting of the proposed replacement dwelling are appropriate for the local context and respect the character of the Green Belt. The dwelling has been designed to sit comfortably within its surroundings and is considered an uplift from the existing house (see Image below)



Image 03 & 04 – existing house aerial images over time showing its proportions and design “uplift” to the proposals

The house is to be constructed from natural stone with various cut stone features, please refer to the heritage statement for further information.

- **Landscape Impact:** The proposal includes a comprehensive landscaping scheme, as shown on the Site Layout plan, which will enhance the visual amenity of the site and integrate the dwelling into the surrounding landscape. The proposed structure hedge will further enhance the screening and integration of the site.

4. Design Considerations:

- **High-Quality Design:** The proposed replacement dwelling is of high-quality design, reflecting the principles of good design as set out in the NPPF. The design takes into account:
- The building exhibits a blend of traditional and modern elements. The use of natural stone walls and a natural stone slate roof gives it a sense of rustic charm and permanence, while the incorporation of aluminium glazed units in the windows suggests a contemporary touch. The design is kept classical in its proportion to the front or entrance elevation while the rear has maximised the use of glass and the views across the surrounding countryside.
- **Materials:** The proposed materials are traditional and in keeping with the character of the area. The natural stone paving, gritstone walling blocks, and other specified materials will ensure that the dwelling integrates seamlessly into its surroundings.
- It is now almost necessity to include renewables into any new build design, the use of either ground or air source will be installed to heat the property while the insulation levels and workmanship will be of a high level to minimise heating requirements and maximise efficiency.

5. Amenity and Environmental Considerations:

- **Residential Amenity:** The proposed dwelling will provide a high standard of residential amenity for its occupants.
- **Ecology:** An ecological assessment will be submitted to identify any potential impacts on protected species or habitats. Mitigation measures, such as the provision of bat boxes and bird nesting features (as indicated on the plans), will be implemented to ensure that the proposal results in a net gain for biodiversity.
- **Access and Parking:** The proposal provides adequate access and parking arrangements.

6. Other Considerations:

- **Drainage:** The proposal includes sustainable drainage systems (SuDS) to manage surface water runoff and prevent flooding.
- **Bin Storage:** The plans indicate provision for appropriate bin storage, including general waste, recycling, and food caddies, in accordance with Rochdale BC requirements.

7. Conclusion:

The proposed replacement dwelling at 180 Wardle Road represents a sustainable form of development that is in accordance with national and local planning policies. The proposal will result in the replacement of an existing dwelling with a high-quality, well-designed home that respects the character of the Green Belt, protects the environment, and provides a high standard of residential amenity. We respectfully request that planning permission be granted.

Heritage Statement in Support of Planning Application for a New Dwelling within the Setting of Howarth Knowl Farmhouse

1. Introduction

This heritage statement supports a planning application for the construction of a new dwelling within 50m of Howarth Knowl Farmhouse, a Grade II listed building (List Entry Number: 1203472). This statement assesses the impact of the proposed dwelling on the setting and special architectural and historic interest of the listed building, in accordance with national and local planning policy.



Image 01 – Location of new dwelling shown red and Listed Farmhouse Howarth Knowl shown Blue

"Intervisibility: The attached aerial image clearly demonstrates that the proposed new dwelling (marked in red) and Howarth Knowl Farmhouse (marked in blue) are separated by a dense boundary of mature trees and foliage which is protected via an existing blanket TPO. This significant vegetation effectively screens the two properties from one another, limiting intervisibility. Therefore, views of the proposed dwelling from the listed farmhouse, and vice versa, will be substantially obstructed, mitigating any potential visual impact on the setting of the listed building. Given this limited intervisibility, the

proposed dwelling will not detract from the appreciation or understanding of Howarth Knowl Farmhouse."



Image 02 – Location of Listed Building

2. Significance of Howarth Knowl Farmhouse

Howarth Knowl Farmhouse is a Grade II listed building of special architectural and historic interest for the following reasons:

- **Historical Association:** It's a late C18 farmhouse that provides insight into the area's farming history.
- **Architectural Merit:** Built with Watershot stone with a slate roof, the farmhouse has notable architectural features, including stone quoins and mullion windows. The "weaver's window" is a particularly important feature, indicating the building's connection to the textile industry.
- **Plan Form:** Its double-depth, 2-bay plan is a typical layout for farmhouses of its time.

3. Description of Proposed New Dwelling

The proposed new dwelling is located within the setting of Howarth Knowl Farmhouse. The design is classical in style with slight modern characteristics. Notable features include:

- **Classical Design Elements:** e.g., symmetrical facade, proportioned windows, and solid void relationship. The massing of the entrance elevation gives undertones on farmhouse design features.
- **Modern Apex Windows:** The dwelling incorporates modern apex windows which while not a classical design harmonise with the classical approach and provide a juxtaposition to the elevations
- **Flat Roof Extension:** The design features a flat roofed extension to the rear to maximise family useability to the ground floor plan. The introduction of stone kneelers and tablings will help blend with the main house.
- **Emulation of Listed Building Porch:** The porch design emulates the existing porch on the listed building. A very classical porch/house design
- **Materials:** The dwelling will be constructed using natural stone with various cut stone features including Tablings, Quions, Kneelers, Dentils, Heads and Cills and mullions to some picture windows.



Image 03 – elevations showing the proposed new design

4. Assessment of Impact on the Setting of the Listed Building

The assessment of the impact on the listed building's setting needs to consider several factors:

- **Visual Impact:**
 - The proposed dwelling has been designed to minimize its visual impact on the setting of Howarth Knowl Farmhouse. The massing and scale of the new dwelling have been carefully considered to ensure that it does not dominate the listed building. The design aims to complement the existing building.
- **Design Relationship:**
 - The design of the new dwelling incorporates elements that reference the architectural character of Howarth Knowl Farmhouse, such as the porch that emulates the existing porch, helping to create a visual connection

between the two buildings. The materials chosen for the new dwelling are sympathetic to the materials used in the construction of the farmhouse.

- **Impact of Modern Elements:**

- While the dwelling incorporates some modern design elements, such as the apex windows and flat roofed extension, these elements have been carefully integrated into the design to ensure that they do not detract from the character of the listed building. The modern elements provide a visual contrast while remaining complementary.

5. Mitigation Measures

- Landscaping will be implemented to soften the visual impact of the new dwelling and to create a more harmonious relationship with the surrounding landscape. This will include planting native trees and shrubs to screen the building and to enhance the setting of the listed building. Please refer to the site layout for more detail.

6. Justification

The proposed dwelling provides a carefully considered design that respects the setting of Howarth Knowl Farmhouse. The design seeks to achieve a balance between the need for a modern dwelling and the importance of preserving the character and appearance of the historic environment. The emulation of the porch on the listed building serves to connect the new building with its historical context. The design also incorporates high-quality materials and detailing to ensure that the new dwelling will make a positive contribution to the area.

7. Conclusion

The proposed dwelling will not have a detrimental impact on the setting or special architectural and historic interest of Howarth Knowl Farmhouse. The design has been carefully considered to ensure that the new dwelling complements the listed building and contributes positively to the character of the area. This application is therefore submitted in the belief that it is in accordance with national and local planning policy relating to listed buildings and their settings.

Supporting Statement: Replacement Dwelling in the Green Belt

This statement supports an application for a replacement dwelling at [Address] within the Green Belt. This proposal aligns with the Rochdale Core Strategy, specifically addressing the policies related to development within the Green Belt and the criteria for acceptable replacement dwellings.

Core Strategy Alignment:

- **Policy G4: Protecting Green Belt Land:** Acknowledges the importance of the Green Belt in preventing urban sprawl and maintaining the separation of towns. The proposed replacement dwelling respects these goals.
- **No Increase in Encroachment:** The proposed replacement dwelling will not result in any further encroachment into the Green Belt. It occupies the footprint of the existing dwelling, and the development will not be expanded beyond the current area.

Justification:

- **Improvement, Design and Sustainability:** The replacement dwelling will be of a high quality design. New sustainable building materials, more effective insulation, and efficient energy and water conservation systems (Policy G1 and G2) will reduce the building's environmental impact and improve the overall standard of the property to promote a greener environment.
- **Landscape and Townscape Quality (Policy P2):** A detailed landscape scheme will be implemented.

MDA are confident that the proposal meets all relevant planning requirements and respectfully requests that it be approved.