

1. Introduction

The revised proposal has evolved through constructive discussions with the Local Planning Authority, with the aim of addressing identified concerns whilst continuing to make efficient use of this unusually large existing building.

This statement supports a planning application for the conversion of 63 Ramsden Road, Wardle, into a **mixed-use building** comprising:

- **A ground-floor office unit to the front of the property** (Use Class E(g)(i)); and
- **Three self-contained residential units** (Use Class C3):
 - 1 × one-bedroom apartment (ground floor rear) 63A
 - 1 × three-bedroom apartment (first floor) 63B
 - 1 × one-bedroom apartment (second floor attic level) 63C

External changes:

- Rear extension to replace part of the footprint of existing conservatory.
- Rear dormer extension.
- Two proposed light-wells to allow natural light and ventilation to two basement rooms.
- Installation of three roof-light windows to the front of the property.
- Existing windows will be replaced where necessary; however, window openings will remain unchanged.

Parking & Transport:

- 2 off-street spaces within rear yard
- Cycle Storage area provided

The building's scale is capable of accommodating multiple households. The final unit count is led by circulation constraints and the retained shared access requirements (basement access for storage and utilities; bin access; stair configuration), which prevent the second-floor space from being reasonably absorbed into the first-floor unit.

The proposal makes efficient use of an existing building, which has been vacant for approximately three years.

The previous owner moved into residential care, after which the property remained unoccupied.

Following the owner's death, the property was sold through a probate process which took many months to complete.

Since purchasing the building, the applicants have been undertaking renovation and repair works to address long-standing maintenance issues and bring the property back into a usable condition.

Due to the size of the building and the extent of refurbishment required, these works have been carried out gradually.

The intention is to bring the property back into productive use, in a way that supports the local economy and responds to identified needs for smaller residential accommodation and flexible workspace in Wardle.

2. Site and Surrounding Context

Site and Surrounding Context (Frontage and Scale)

The property is a substantial mid-terraced building within Wardle village centre, surrounded by a mix of uses, including:

- Residential properties
- Retail and food outlets - including bakery / sandwich shop (on the same terrace row), fish & chip shop and newsagent.
- Community facilities (including public house (opposite the property) and library and dentist (close by))

The site is located **directly on an established bus route**, offering sustainable transport links to Rochdale and surrounding areas. This reduces reliance on private vehicles and makes the building suitable for residential or visitor accommodation.



The host building forms part of a traditional stone terrace; however, it has notably wider frontage and is materially larger than the neighbouring single-frontage dwellings.

The property has increased internal floor area compared with adjacent houses. **As existing it is almost three times the size of neighbouring terraced units along this row.**

As such, the proposed internal subdivision represents a proportionate and logical re-use of an existing larger envelope, rather than an overdevelopment of a typical single dwelling plot.

The building comprises a basement, ground floor, first floor and second-floor attic level. Two indicative low-profile lightwells are shown on the proposed plans to demonstrate the potential for improved natural light and ventilation to part of the basement (subject to structural design).

Scale of Development

Given the host building's larger footprint relative to adjoining properties, the proposal is best understood as the efficient re-use of an unusually large existing building rather than an increase in built form or visual density.

The proposal subdivides a substantial existing building into modestly sized units.

The proposed rear extension is smaller than the existing conservatory footprint and projects no further than the principal brick wall of the existing conservatory.

The proposed rear dormer is of a scale that would ordinarily be capable of being constructed under permitted development rights to a dwelling. It is included within this application because planning permission is required for the wider mixed-use proposal.

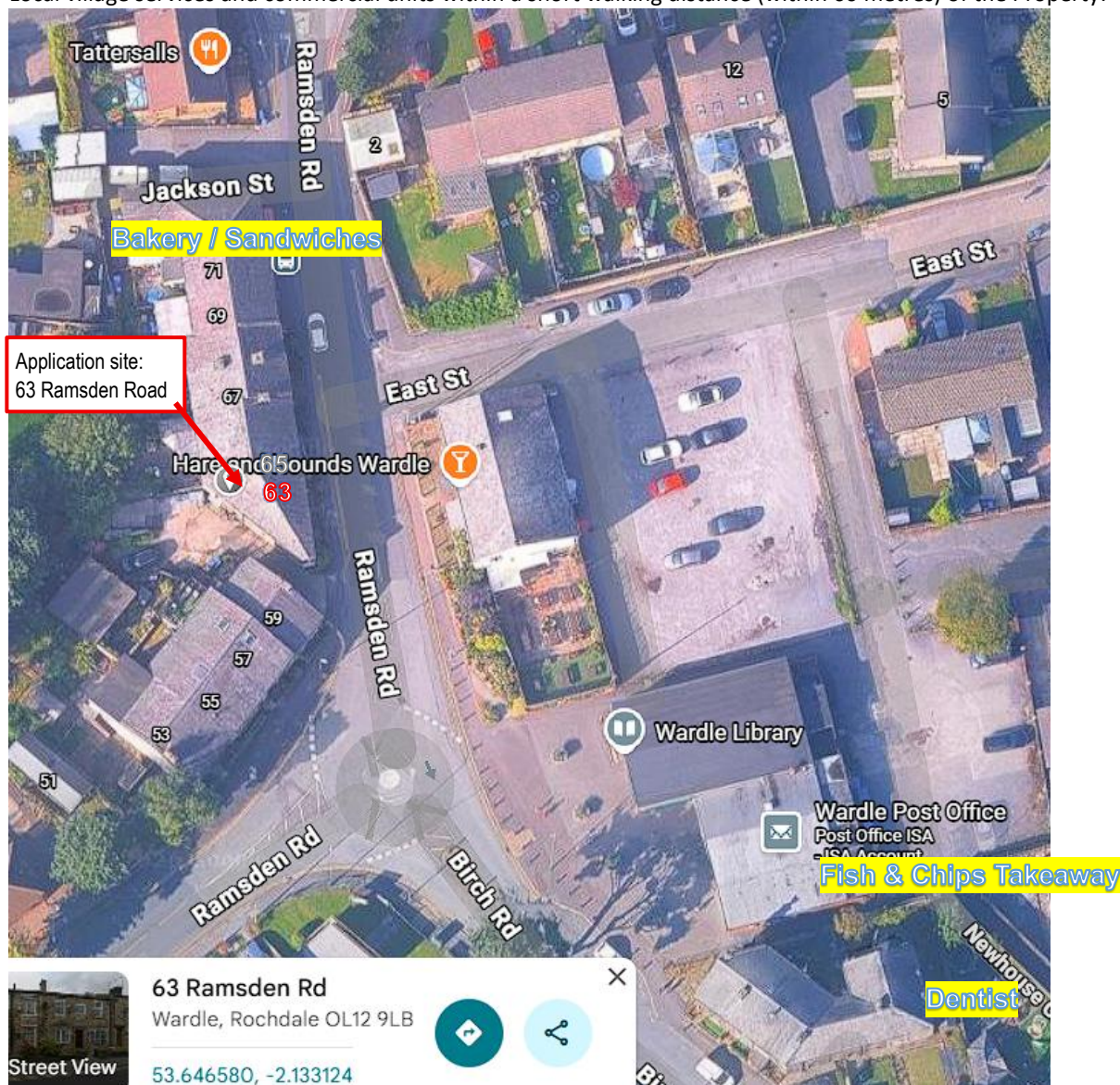
The scheme is unlikely to generate significantly greater parking demand than a large single dwelling of comparable size, which could accommodate a large household with multiple vehicles.

Townscape Impact

Modest external alterations are proposed to the front elevation - updating windows and adding three roof-light windows. The proposed light-wells are not obvious at street level as they are behind the existing garden wall. The development therefore preserves the established street scene and architectural character.

Street Scene and Local Amenities

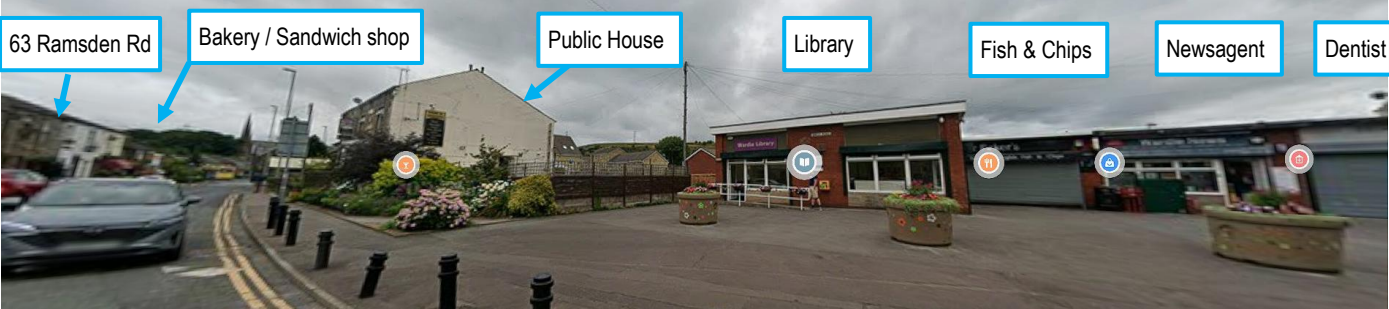
Local village services and commercial units within a short walking distance (within 60 metres) of the Property:



Photograph showing Retail food outlet on the same terrace row, and visual size comparison of adjacent single-fronted units:



Photograph showing nearby commercial units within 60 metres of the Property:



3. Proposed Development & Design

The proposal provides:

- A small **office unit** at the front of the ground floor, with private ancillary areas in the basement.
- A **1-bed unit (63A)** at the rear ground floor
- A **3-bed unit (63B)** on the first floor
- A **1-bed unit (63C)** on the second floor

The proposed number of units arises from the building’s scale and internal circulation constraints rather than a desire to maximise density.

The arrangement of units within the building ensures clear separation between the commercial and residential elements, minimising the potential for disturbance.

The development does not alter the external scale or street appearance of the building, does not increase the building footprint or height and does not increase the visual density of development within the terrace.

It therefore preserves the established character of Ramsden Road.

Neighbouring property sizes for comparison

This comparison illustrates the relative size of the host building compared with neighbouring terraced properties. The significantly larger floor area supports the logical subdivision of the building into multiple units.

Floor Area Comparison		(Available Comparison data of neighbouring properties is from the EPC Register)	
63 Ramsden Road		186m ²	Plus further large rooms in the basement*
65 Ramsden Road		66m ²	
71 Ramsden Road		52m ²	
73a Ramsden Road		67m ²	

Proposed Units

The size and layout of the building make it atypical of surrounding single-family terraced houses, and the proposal represents a more appropriate use of the available internal space.

This reflects national planning objectives encouraging the efficient reuse of existing buildings.

The proposal provides three residential units of varying sizes arranged across the three floors of the building.

This contributes to the supply of smaller residential units, which form an important part of the overall housing mix within the borough.

The three residential units together occupy a similar floor area to approximately two typical houses within the terrace.

Each unit contains clearly defined living, sleeping, cooking and bathroom facilities and benefits from natural light and ventilation. Additional secure storage is also available within the basement.

The layouts make efficient use of the available floor area within the constraints of converting an existing building.

Detailed layouts and room sizes are shown on the accompanying floor plans.

A separate unit at 2nd floor level is proposed because:

- There is no way to block access to upper floors at ground floor level;
- The second floor cannot reasonably be incorporated into the first-floor unit due to the existing stair configuration and the need to maintain a protected escape route from the upper floor.

As a result, the second-floor accommodation functions most logically as an independent unit, accessed via the shared stair. This arrangement allows efficient reuse of the existing roof space while maintaining safe circulation and protected escape routes within the building.

Ground Floor Commercial Unit – Class E

The proposal includes a ground floor commercial unit falling within Use Class E(g)(i), intended for office and quiet creative workspace use by the applicant. This use is considered appropriate within the village setting and compatible with surrounding residential properties. The unit will also benefit from substantial ancillary storage space within the basement.

The proposed usage is for **low noise** activities – Business admin functions; Floral design (Fresh and faux flowers); upcycling of small furniture items; sewing; painting or similar crafts. It is not intended to be a public shop or retail premises.

Work commissions / sales would be primarily through online presence and email communications.

Although occasional customer visits may be required, these would be pre-arranged and infrequent.

The entire ground floor is not required for this use and the proposed layout therefore creates a separate dwelling unit to the rear.

The scale and position of the commercial unit within the terrace ensures that the use will operate at a modest intensity appropriate to the surrounding area. The proposal will provide small-scale workspace accommodation within the village where commercial space is limited, while remaining compatible with the predominantly residential character of the locality. No significant external alterations, servicing arrangements or signage are proposed that would adversely affect the character or appearance of the building.

The development will retain its largely residential appearance within the established street scene.

Any future signage associated with the commercial unit would be subject to separate consent where required.

The internal structure of the building already accommodates the proposed layout.

Most internal walls remain as existing, with only minor alterations required.

On the second floor the doorway position will be adjusted and small sections of partition wall added to form the proposed layout after construction of the dormer.

The building is currently undergoing renovation works to modernise the property and bring it up to contemporary standards. As part of these works, improvements to acoustic separation and fire protection are being incorporated. **Party walls have already had sound-reducing plasterboard and acoustic sealant added.**

The staircase is treated as a protected escape route, with fire-rated doors provided as required to protect the means of escape.

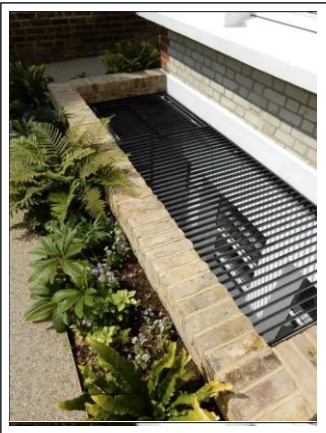
The proposal makes efficient use of the existing structure, with modest and sensitive re-use of a large existing building.

As the proposal introduces no external subdivision of the building, the property will retain the appearance of a single dwelling within the terrace, maintaining the character of the property within the village setting.

4. Layout, Internal Access & Amenity

- Each unit enjoys good levels of natural light and ventilation.
- Entrances are clearly separated for privacy.
- Private garden space is not typically expected for units of this type within a village centre context, but a small outdoor area is maintained for outdoor seating and laundry drying in fine weather.
- The basement allows private ancillary areas for the commercial unit and lock-up storage areas for each unit.

Ventilation and natural light to the basement would be improved by the addition of low-profile light-wells of similar style to this image:
(Subject to structural design)



5. Parking & Sustainable Travel

Private Parking

Two off-street parking spaces are provided in the rear yard.
This is an existing parking area and vehicles can safely enter, park and leave the site.
There is a **dedicated ‘keep clear’ access zone** on the property title, which protects the vehicle access and neighbour’s right of way at all times.

On-Street Parking

On-street parking is generally available on adjacent residential roads. There is a regular turnover of spaces due to short-stay customers visiting nearby shops. The busiest period is around lunchtime; however, outside this peak window, spaces typically become available.
Observations over an extended period indicate that on-street parking spaces are typically available on surrounding streets outside the lunchtime peak, including during evening periods when residential parking demand is higher.

Public Transport & Sustainable Travel

The site lies **directly on a bus route**, this reduces reliance on private vehicles and makes the building suitable for residential occupation within a sustainable location.
Cycle storage space is provided within the rear yard.

Parking Demand Comparison

A fallback use of the building is as a **large 5 or 6 bedroom single dwelling**, capable of housing a multigenerational family with multiple adults, each potentially owning a car. This would result in:

- Significantly higher vehicle ownership
- Greater parking demand
- More trip generation

Scenario	Occupants	Vehicles	Trips
Large single dwelling	Potentially 11 adults	5 – 8+ cars possible	High
Proposed development	3 dwellings	1 – 3 cars <i>Cycle storage provided</i>	Moderate
	+ small commercial unit	1 car (office hours)	

The proposal is not expected to generate materially greater parking demand than the realistic fallback use of the building as a large single dwelling.

Established Private off-street parking area.

(The dotted line indicates the parking area for the site.

The red shaded area in front of the parking space is to be kept clear at all times to maintain vehicle and neighbour access, as required on the property deeds.)



6. Waste & Recycling

Bin storage is provided in **three small, discreet clusters** positioned around the yard to avoid visual clutter or obstruction. Each area is close to pedestrian routes and allows easy movement of bins to the collection point. The arrangement accommodates domestic-sized bins for C3 residential use, plus there is space for a commercial waste bin. Commercial waste collection can be arranged for the commercial unit without layout changes. Neighbour access for their own bins is fully retained.

7. Compliance With Local and National Policy

The proposal:

- Brings a long-vacant building back into use
- Supports the vitality and economy of Wardle village
- Provides an unobtrusive commercial space, in an area with limited provision
- Delivers much-needed residential accommodation
- Encourages sustainable travel through its location on a bus route

The development results in **no harm** to neighbouring amenity, highways, visual appearance to the front elevation, or character of the area.

8. Conclusion

The revisions in this updated submission respond directly to the issues identified during discussions with the Local Planning Authority regarding accommodation quality, natural light, outlook and compliance with the Nationally Described Space Standards

The scheme represents a sensitive reconfiguration of a large existing building.

The proposed rear dormer is of a scale that would ordinarily be capable of being constructed under permitted development rights.

The proposed rear extension projects no further than the principal brick wall of the existing conservatory and is designed to provide improved internal accommodation whilst avoiding any materially greater impact on the neighbouring property.

The building retains its established appearance within the terrace and continue to sit comfortably within the village setting.

The proposal therefore represents an appropriate and policy-compliant form of development, enabling the practical reuse of an underutilised property while maintaining the character of the surrounding area.

The scheme also provides additional residential accommodation and supports local economic activity through the creation of a small-scale office / workspace within the building.

Approval is respectfully requested.