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Date: 12th January 2024

Our ref: 22.2792

PLANNING STATEMENT
AS BUILT RESIDENTIAL DEVELOPMENT
RETROSPECTIVE PLANNING APPLICATION

PROPOSAL

The proposed application looks to regulate the current as built development that was originally approved on 1st August 2022 with application number 2022/0075, following a further previous planning approval, application number 2018/0152.

The new proposal incorporates information and details to adhere to planning conditions from approval 2022/0075 as outlined below:

Approval 2022/0075 – CONDITIONS INCORPORATED INTO THIS RETROSPECTIVE PLANNING APPLICATION.

- Condition 3** - See drawing 22.2792.12
- Condition 4** - See drawing 22.2792.12
- Condition 5** - See Martin Environmental Solutions Report.
- Desk Study 2376-1
 - Appendix 1
 - Appendix 2A
 - Appendix 2B
- Condition 6** - See Martin Environmental Solutions Verification 2629-1
- Condition 7** - See Martin Environmental Solutions Drainage Report 2675-1
- Condition 8** - See drawing 22.2792.11 & 12.
- Condition 9** - See drawing 22.2792.11 & 12.

The proposal would include provision for external bat boxes to the property as well as providing onsite parking, external covered bin storage and landscaping to the north of the site.

EXISTING BUILDING PRIOR TO DEVELOPMENT WORKS



Photo 1.



Photo 2



Photo 3



Photo 4

The existing building had a natural stone front elevation with the other 3 elevations being red brick with an off-white render.

AS BUILT BUILDING POST DEVELOPMENT WORKS



Photo 1



Photo 2



Photo 3



Photo 4

The proposed building has retained the existing stone façade to the front and renewed the render to the remaining elevations including the new extended area to the side of the existing building. This completely matches with the original existing building in that the render was the dominant façade material.

ROOF TILES

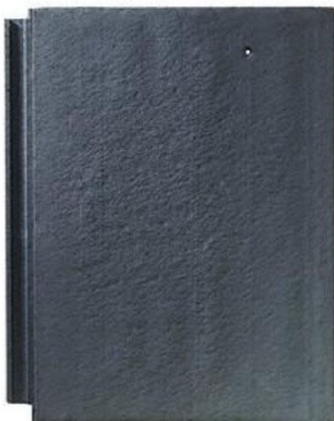
The existing roof has a pitch of 20 – 23 degrees, the roofing contractor was concerned with the low pitch on the existing roof and advised that a slate would compromise the weatherproof integrity of the building due to the low pitch. It was clear that the existing building had roof issues and leaks because all the main roof joists had to be replaced, water had driven up under the states over the years and decided the timbers.

The potential for future water ingress was compounded further on the extended section of the building and in particular the roof, this roof pitch is only 17.5 degrees which is extremely low for a slate roof.

The alternative was to provide a tile that could be fitted to the roof that accommodated a low pitch whilst retaining the weatherproof integrity of the roof so a Sandtoft Sandtoft TLE artificial slate tile for low pitch roofs was adopted for the development.

Sandtoft TLE is one of the thinnest leading edges on the market. It gives a slate-like appearance and offers all the benefits of a modern interlocking design.

Minimum Roof Pitch:
17.5 degrees at 100mm head lap.
22.5 degrees at 75mm head lap.



Sandtoft TLE artificial slate tile for low pitch roof

SPACE STANDARDS ASSESSMENT

Required gross Internal Floor Space (As per National Space Standards) = 70m² = 2bed, 3person dwelling (2 Storey).

Previous Planning Approval Gross Internal Floorspace = 67m²

Proposed New Internal Gross Internal Floorspace = 69m²