

Proposed development: Alterations to the front elevation to facilitate garage conversion into a habitable room.

Introduction

- 1.1. A Full Planning Application has been submitted to Rochdale Borough Council (the Local Planning Authority) to allow for minor exterior alterations to facilitate the conversion of an attached garage into a habitable room at Kershaw Heys Barn, Whitelees Road, Littleborough, Lancashire, OL15 8DU (the application site).
- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.3. The following documents are submitted in support of this planning application:
 - Application Form;
 - Covering Letter (this document);
 - Drawn Information:
 - Site Location Plan (Drawing No. TQRQM23122153250935);
 - Existing Garage Plans (Drawing No. XX01-P-001 Rev A);
 - Proposed Garage Plans (Drawing No. XX01-P-002 Rev A).
- 1.4. Should the Local Planning Authority (LPA) require any further information to enable the positive and speedy determination of the application, it is requested that the applicant is contacted in the first instance.

Site Description and Planning History

- 2.1 The application site is situated within the administrative boundary of Rochdale Borough Council, in Littleborough. It is located on Whitelees Road and currently comprises a detached two-storey residential property.

- 2.2 A Location Plan (Drawing No. TQRQM23122153250935) showing the site within its immediate setting is submitted as part of the application.
- 2.3 The site does not lie within any nationally or locally designated landscape or ecological areas, and there are no Public Rights of Way affecting the site. Moreover, the site is entirely within Flood Zone 1, where the risk of flooding is the lowest. Access to the site is currently taken directly off Whitelees Road, with an internal driveway leading directly to the existing dwelling.

Planning History

- 2.4 A search of Rochdale Borough Council's planning register has been carried out to understand the site's planning history. This identified there to have been one planning application summarised below; this application is of no relevance to the proposals associated with the new application.

- **Application No. D36734** – Proposed addition of the garage and conservatory above.
Approved 2000

- 2.5 The immediate surroundings have notable applications relating to it, noted here:
- 21/01587/HOUS | Two-storey side extension (Resubmission of 21/00505/HOUS) | 8 James William Street Littleborough OL15 8AL. December 2021
 - 21/01171/HOUS | Erection of granny flat within rear garden following demolition of existing garage | 10 Ashwood Drive Littleborough OL15 8NQ. Approved October 2021
 - 18/01194/HOUS | Side extension to form garage with bedroom above including alterations to front elevation and rear dormer extension | 15 Heald Close Littleborough OL15 0DL. Approved February 2019
- 2.6 The above illustrate that development of greater significance to the exterior of nearby properties have been approved, including for the purposes of increasing the number of bedrooms within existing dwellings and/or creating self-contained accommodation (i.e. a "granny annexe") within an existing dwelling plot.

Proposed Development

- 3.1. The application seeks permission to alter the external side elevations of the existing attached garage. The alterations include the replacement of the garage door with a timber window

and door that would match the existing external materials, as illustrated on the Proposed Plans (Drawing No. XX01-P-002 Rev A).

- 3.2. The proposed works to be visible externally is on the side elevation. This includes the replacement of the garage door which is to sit within the existing wall opening. The proposed door will provide more daylight and reflect the design of the window framing of sun lounge on the 2nd floor above the existing garage. Due to the positioning of this door and the site boundaries, this proposed door change will only be visible from within the associated property grounds as it is shielded from both the street and neighbouring properties.
- 3.3. The existing internal timber window between the garage and the existing bedroom within the main body of the property will be partially blocked up, with a niche left for display items.

Relevant Legislation

- 4.1. The statutory Development Plan for the site comprises the Saved Rochdale Unitary Development Plan (UDP) 2006 and the Adopted Rochdale Core Strategy (CS) (2016).
- 4.2. Key planning policy documents that comprise ‘material considerations’ include the National Planning Policy Framework (NPPF) and other local supplementary planning guidance documents considered relevant to the proposal. plan unless material considerations indicate otherwise.”

Rochdale Planning Policy

- 4.3. The Core Strategy (adopted October 2016) - *sets out the long-term spatial strategy for future development of Rochdale Borough.*
- 4.4. **Policy P3 - Improving design of new development** requires 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
 - 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.
- 4.5. **Policy G1 - Tackling and adapting to climate change** seeks to address climate change and ensure growth does not increase CO2 emissions by:
- Promoting the efficient re-use of buildings
- 4.6. **Policy DM1 General Development Requirements** requires “development to be of high quality design taking opportunity to enhance the quality of the area.”

Planning Considerations

- 5.1. As an existing, dwelling it is only reasonable that the applicant would look to seek to improve their property and reflect family home needs. The proposed changes subject to this application will enable the dwelling to continue to provide an appropriately sized home utilising the existing property without the need for extension.
- 5.2. The design of the replacement door accords with Policy P3 and DM1 including the use of materials to match the existing dwelling, such that it is in keeping resulting in a positive impact. The replacement door would be the same width as the existing garage door and therefore is considered an acceptable addition to the dwelling.
- 5.3. The property surrounding grounds limit the visual changes to be only visible from within the application site and therefore the neighbouring properties and adjoining street scene would not be adversely impacted due to the positioning of the door.
- 5.4. In light of the above, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.
- 5.5. Moreover, this proposal takes the opportunity to efficiently re-use the existing property, with no adverse impacts on the highway or parking in accordance with Policies DM1 and T2 and G1. The property benefits from a large driveway which will ensure off-street parking is retained in front of the property. The driveway can currently accommodate up to 8 cars and

the proposed works would not affect this capacity. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Conclusion

- 6.1. The proposed development is considered to be compliant with the Development Plan and the NPPF. The development of the site would not have a detrimental impact upon its surrounds or neighbouring properties, with the proposals utilising the existing properties' space.
- 6.2. In conclusion, the proposed development should be deemed acceptable and be approved without delay.