

Application Number:	23/00291/HOUS
Location:	3 Henry Street Rochdale OL11 1EP
Proposal:	Erection of outbuilding following demolition of existing store
Applicant:	Sarah Arshad
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in by Ward Member?	No

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Location

3 Henry Street is a two-storey terraced dwelling located in the Milkstone and Deepish ward of Rochdale and in the Defined Urban Area. The dwelling currently hosts a two-storey rear extension and attached outbuilding to the rear, to which the plot size is larger than that of the immediately adjoining terraces to the south-west.

Description

Permission is sought for the erection of a 5.8m x 3.1m timber-clad flat roof outbuilding in the rear garden of 3 Henry Street following demolition of the existing 7.9 x 3.1m outbuilding. The new outbuilding will host one window on the south-west elevation which will directly face an alleyway to the rear of no.5-no.9 Henry Street and materials are to match those on the current store.

Policy

National

National Planning Policy Framework (NPPF) July 2021

National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Summary of comments from neighbours, consultees and Planning Panel

None Applicable

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	Yes
Height and massing	Yes
Facing materials and detailing	Yes
Roof style	Yes
Window proportions	Yes
Bin storage	Yes
Impact on trees	Yes

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	Yes
Light and outlook of application property	Yes
Remaining garden space of application property	Yes

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

TH notes: Proposed outbuilding would be set away from adjoining dwellings sufficiently to avoid any greater impact than the existing situation in terms of visual intrusion, overbearing and daylight. Neighbouring rear yards are enclosed by walls, avoiding loss of privacy resulting from the side-facing window of the proposal.

Highways and Parking: Are the following acceptable?

Impact on highway safety	Yes
Parking provision	Yes

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:
- LOCATION PLAN
 - 1993/1 PROPOSED OUTBUILDING AT 3 HENRY STREET ROCHDALE OL11 1EP
- and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	21.04.2023	Signed: CPetrillo
Authorisation	11.07.2023	Signed: TH

Report Author Chelsea Petrillo