

Application Number:	25/00419/HOUS
Location:	130 Queensway, Rochdale, OL11 1TP
Proposal:	Formation of dropped kerb to front driveway and alterations to front boundary wall
Applicant:	Tanveer Hussain Chatta
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

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.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

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)

Relevant History

90/D26105 - Formation Of Vehicular Access To A Classified Road. - Grant subject to conditions

Amendments

N/A

Summary of comments from neighbours, consultees and Planning Panel

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Highways and Engineering

The application site has a historic consent for a private driveway and access to the highway at this location, therefore Highways have no objection in principle to this proposal. It is evident on site that there is an existing highways gully which is likely to be overrun following the increased width of the access point. Overrunning of a highways gully at this location is likely to damage the gully causing unwanted expense to the local authority. The applicant should relocate the existing highways gully so it is not in the proposed dropped kerb area.

Assessment

Design and Visual Amenity: Are the following acceptable?

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

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)	✓
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Light and outlook of application property	✓
Remaining garden space of application property	✓

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.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The application site has historic consent for a vehicular access to the classified road and comprises a driveway which appears extant from October 2014. The Council's Highways Officer was consulted and has raised no objection to the proposal. Given the established use of vehicular access in this section of the highway, the proposed works are not considered to cause adverse harm to highway safety.

As per the comments from the Highways Officer, the applicant is advised to relocate the existing highway gulley away from the area of the dropped kerb as part of the proposed works to prevent damage to highway infrastructure.

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 – received 22/04/2025
 - Existing and Proposed Site Plans and Elevations – drawing no. Sheet 1 received 22/04/2025
 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, the Places for Everyone Joint Development Plan, 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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	16/09/2025	Signed: SY
Authorisation	17/09/2025	Signed: TH

Report Author Sam Yuen