

Application Number:	23/00379/HOUS
Location:	1 Heights Close, Rochdale, OL12 6JJ
Proposal:	External alterations to the front to facilitate a garage conversion, alterations to side and rear fenestration together with engineering works to create raised paved terrace to rear including erection of 1.1m high gabion retaining wall, and construction of front driveway (part retrospective)
Applicant:	Mr James Grieves
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)

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

Amended plans have been submitted to reflect the changes to the completed works from the previously submitted plans, including the front elevation wall of the garage conversion and the ground-floor rear elevation fenestration.

Amendments have also been made to the proposal description to include the construction of the front driveway.

Summary of comments from neighbours, consultees and Planning Panel

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

Drainage Officer

Specific rules apply for householders paving over their front gardens. The reason for this is to reduce the flooding of combined sewers, which lead to discharge of combined sewers and pollution of local watercourses. The general requirement is that driveways must be permeable of discharge to a soakaway.

Receipt and photos indicate that the Applicant has already installed a base layer of permeable tarmac. No information on the sub-base has been provided.

Ideally, the sub-base would be open graded gravel (MOT// DOT Type 3). However, as long as the top coat of tarmac (still to be laid) will be porous, the Drainage Officer recognises that two porous tarmac layers provides some storage of rainwater and thereby reduces any rainfall runoff to the house drainage system. As such, the Drainage Officer acknowledges that a permeable driveway is under construction.

With regard to the rear garden and artificial grass, because gravel is laid under artificial grass, this type of surface is regarded as a semi-permeable/ permeable finish, which is acceptable because rainfall runoff outside the property is not increased in comparison with grass or garden.

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

The host property is sited on a substantially elevated position to Rudman Street and the adjoining public footpaths to the north-west. The 1.1m gabion wall is sited approx. 20m away from the nearest public footpath and approx. 56m from rear-facing no. 19 Rudman Street. As such, it is considered the development does not result in significant amenity impacts to neighbouring properties.

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	✓

As it stands, permeable tarmac have been laid onto the reconstructed front driveway, with the top coat to be added at a later date. The Drainage Officer has raised no objection to the proposed plans, provided the top coat of the front driveway would be constructed from a permeable material, which can be secured via condition.

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:

- ☐ Existing Location Plan and Site Plan – Drawing No. HCR-SVA-ZZ-ZZ-DR-A-2000 Rev. B dated 04/2023
- ☐ Proposed Location Plan and Site Plan – Drawing No. HCR-SVA-ZZ-ZZ-DR-A-2001 Rev. B dated 04/2023
- ☐ Existing and Proposed Floor Plan – Drawing No. HCR-SVA-ZZ-ZZ-DR-A-2005 Rev. C dated 04/2023
- ☐ Existing Elevations – Drawing No. HCR-SVA-ZZ-ZZ-DR-A-2010 dated 04/2023

- ☐ Proposed Elevations – Drawing No. HCR-SVA-ZZ-ZZ-DR-A-2011 Rev. A dated 04/2023
- ☐ Existing and Proposed Section Plan – Drawing No. HCR-SVA-ZZ-ZZ-DR-A-2020 dated 04/2023

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 front driveway (as shown on the approved site plan ref: HCR-SVA-ZZ-ZZ-DR-A-2001 Rev. A) hereby permitted shall be finished with porous tarmac.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary 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	20/06/2023	Signed: SY
Authorisation	23/06/2023	Signed: RK

Report Author Sam Yuen