

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01022/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 08.12.2023 **EXT OF TIME** 23.02.2024

Address: 164B Whitelees Road Littleborough OL15 8DU

Proposal: Subdivision and conversion of existing garage into a single one bedroom self-contained flat (Use Class C3), single-storey rear extension, alteration to fenestration, insertion of new doors to front and rear elevations, installation of solar panels to north west facing roof slope and installation of new boundary treatment

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 23 February 2024

SITE

The application relates to an end of terrace property. No. 164 Whitelees Road is a two storey property with one flat on the first floor and one flat on the ground floor. The garage building is attached to the rear of 164 Whitelees Road and projects beyond the side elevation. The garage has two garage gates located to the front. There is a gated car parking area to the front.

To the north and south are residential dwellings. To the rear is an industrial estate.

PROPOSAL

The application seeks to subdivide and convert the existing garage in to a self-contained one bedroom flat. Additionally, the application seeks to construct a single storey rear extension, create openings for two windows and a door on the rear elevation of the existing garage building, replace one of the garage gates with a window and front door and install solar panels on the rear roof slope of the existing garage building.

The application proposes to use matching stone and tiles. Windows will be powder coated aluminium frames and glazed doors will be aluminium frames.

The application proposes to replace the existing fencing with timber panel fencing to the rear.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

- P3 Improving design of new development

SO4 Promoting a greener environment

- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution and land stability

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

SD1 Delivering sustainable development

DM1 General Development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

07/D48863 Change Of Use Of Ground Floor From Workshop To Self Contained Flat, Demolition Of Existing Workshop/ Garage And Erection Of Single Storey Extension.
Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Highways And Engineering

The loss of the garage would remove some parking provision for the existing dwelling with the garage conversion increasing parking demand within the site. Council parking standards would require the provision of three off street parking spaces in total for both existing and proposed dwellings excluding garage. The driveway area has the potential to provide the required spaces with amendments to the gate arrangements i.e. the provision of sliding gates which do not open onto the highway. Our preference would be that three off street parking spaces should be provided as part of the development proposals.

Use as additional residential property would generate additional parking demand. We would therefore ask that the building use remains as none residential.

The current and proposed servicing arrangements for these dwellings would seem to be acceptable.

If approved the development should not have any impact on road safety or highways capacity on the wider highway network.

Highways would raise no objection to this application if the required off street parking spaces can be provided. If permission was to be granted we would request no specific planning conditions.

United Utilities

No comments received to date.

Lead Local Flood Authority/Drainage

No comments.

Environmental Control (Landfill Gas)

No comments.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice was placed in the vicinity of the site. No representations have been received.

ANALYSIS

Principle of Development

This application seeks to subdivide the existing property and convert the garage in to a self a self- contained flat.

The site is located in the Defined Urban Area, as defined in Rochdale Borough Council's Unitary Development Plan (UDP) Proposals Map. New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

Core Strategy Policy C1 sets out the importance of delivering the right homes in the right places to attract and retain residents. One of the aims of policy C1 is to maximise the potential of previously developed sites, including empty homes and buildings. In addition, Policy C3 seeks to widen the housing choice to broaden the appeal of the Borough and support its economic growth and states that the Council will promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character.

The site is located within close vicinity to a bus stop and is within walking distance to the local centre and train station. As such the location is considered to be a sustainable location. Furthermore, the addition of the proposed flat would allow for the creation of an additional smaller unit within this sustainable location.

Therefore, subject to further assessment of the impacts of the proposed development and any other development management policies, the scheme is considered to be acceptable in principle, and would accord with the requirements of Policies C1 and C3 of the adopted Rochdale Core Strategy in principle.

Design and visual amenity

The application seeks to alter the visual appearance of the single storey double garage to the front by replacing one of the garage doors with a front door and a window. The rest will be blocked up with matching stone. Although the design of the window would differ in form from the windows found on the rest of the building, it is noted that it will be a small window used in what is an obvious modern addition in the form of the garage. The proposed alterations to the front are not expected to unduly impact on the visual amenity of the street scene and are considered to be acceptable.

To the rear, the application proposes to construct a single storey extension which will be sited centrally. The proposed extension will have a dual pitched hipped roof that will project out of the existing dual pitched gable roof of the existing garage. The ridge height of the proposed roof will be set below the existing roof. The external elevations and the roof will be constructed using matching stone and tiles.

The proposed extension will have aluminium bifolding glazed doors on the rear elevation which will take up most of the rear elevation, two floor to ceiling windows on the north facing side elevation and two high level windows on the south facing elevations. The two high level windows on the side elevation will be similar in size and design as the proposed window on the front elevation.

Overall, the proposed single storey rear extension would be a subservient addition to the existing garage building and would be in keeping with the existing garage building.

In regards to the openings on the existing building, the application proposes two windows and a glazed door on the rear elevation. The proposed openings and fenestration are considered to be appropriate for the development.

The application also proposes solar panels on the rear roof slope of the existing garage building. It is noted that along with the rear elevation and the rest of the proposed works to the rear, these elements will not be visible other than from the rear of the neighbouring properties and from the rear end of the industrial estate. The additions will be in keeping with the existing garage building and would not be prominent.

As such, it is considered that the proposal is in accordance with Policies DM1 and P3 of the adopted Core Strategy, as well as the National Planning Policy Framework.

Amenity

Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Additionally, policy DM1 of the Core Strategy requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 135 also seeks to ensure that planning decisions create places which promote health and well-being, with a high standard of amenity for existing and future users.

Noise and disturbance

The application property is located in a residential area, with industrial estate located directly to the rear. Furthermore, the property is presently used as a garage. The proposed subdivision in to a separate self-contained flat is unlikely to cause undue harm to any of the surrounding neighbours.

Neighbour Amenity

The application proposes a single storey rear extension to the existing garage building. The Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development 2016 (SPD) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents. In regards to this proposed extension, paragraph 4.1 and paragraphs 5.5 to 5.7 are relevant. Paragraphs 5.5 to 5.7 provide standards for single storey extensions.

In regards to 162 Whitelees Road, no. 162 is located to the south of the applicant property. The proposed extension would project beyond a 45 degree line measured 3m beyond the rear elevation and along the common boundary. However, it is noted that no. 162 has a garage located by the common boundary which screens the proposed extension from the rear windows of the no. 162. Furthermore, it is noted that due the abnormal layout of the boundaries between the two properties, the element of the rear garden of no. 162 effected by the addition of the proposed extension is the part of the garden that is least likely to be used.

In regards to no. 166 Whitelees Road, the property is located to north of the application site. Again, the abnormal boundary arrangement between the applicant property and no. 166 means that the boundary is set in the middle of the rear elevation of no.166. When measuring from the rear elevation and 3m along the common boundary, the proposed extension would adhere to the standards set out in paragraph 5.5. Furthermore, it is noted that the existing garage building would screen the proposed extension.

In regards to the ground floor flat of the applicant property, the proposed extension would be screened by the existing garage building. As such, it is considered that in regards to the projection of the single storey extension, proposed extension would not unduly impact on the amenity of the occupiers of any of the neighbouring properties.

In regards to paragraph 4.1 of the SPD, the application is considered to be acceptable.

The application proposes to insert windows on the side elevations facing north and south and towards to the rear gardens of the neighbouring properties. It is however noted that the windows would be at ground floor level. As such it is considered that the proposal would not cause an undue loss of privacy for any of the neighbouring properties.

The addition of the proposed solar panels will not unduly impact on the amenity of any of the users or occupiers of the neighbouring properties.

Occupier Amenity

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for applications across all tenures. The NDSS provides minimum gross internal floor area requirements, minimum size for bedrooms and minimum storage spaces. In regards to minimum gross internal floor areas, this is dependent on the number of bedrooms, occupants and floors. Below is an extract from the NDSS, which specifically details the gross internal area requirements for a one bedroom dwelling.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	Built-in storage
1b	1p	39 (37)* sqm	-	1.0 sqm
	2p	50 sqm	58 sqm	1.5 sqm

*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

The proposed development would consist of one bedroom, set over one floor and would have bedspaces for two persons. The gross internal floor area of the proposed development excluding the garage is approximately 67.1 sqm, and including the garage it is approximately 84.7 sqm. The proposed plans do not identify any built in storage space, but there is sufficient space to provide built in storage space beyond the minimum requirements set out in the NDSS. Additionally, the proposed development would also meet the minimum bedroom size requirements.

The habitable rooms in the proposed development would retain sufficient light and outlook. Additionally, both the proposed flat and the existing ground floor flat will retain sufficient outdoor amenity space

In light of the above, the proposal provides an acceptable level of amenity for future occupiers of the proposed flat and occupiers of neighbouring properties and is in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

With any application for new development it is important to assess the impact on highway safety and under policy T2 of the adopted Core Strategy it is established that 'In all circumstances, the safety, accessibility and amenity of those who live or have business in the area will have priority, while providing reliable journey times for those travelling through'. Whilst Paragraph 115 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

The proposed development provides off-street parking spaces to the front which is sufficient for at least two vehicles. With amendments it would be possible to park three vehicles to be parked side by side. The highways department raised concerns in regards to the lack of parking for the two other flats at no. 164 Whitelees Road. It is however noted that it appears that the flats do not presently have access to the parking area or garage and this has been the case for some time. Furthermore, it is noted that the property is in a highly sustainable location, with bus stops located in close vicinity to the site and within walking distance of the local centre (including supermarket) and train station. Given the need to promote non-car trips, the current operation of the flats, and the fact that the parking standards are maximum quantities this is not considered to be an issue which would be detrimental for the proposed application.

For these reasons noted above, it is considered that the proposal would have an acceptable impact on highway safety and congestion, and the application would comply with adopted Rochdale Core Strategy policies T2 and DM1, the Residential Development SPD and the National Planning Policy Framework.

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. Drawing no: 01
- Existing site plan. Drawing no: 02
- Existing plan. Drawing no: 02
- Existing roof plan. Drawing no: 04
- Existing elevations. Drawing no: 05
- Proposed site plan. Drawing no: 06
- Proposed plan. Drawing no: 07 A
- Proposed roof plan. Drawing no: 08
- Proposed elevations. Drawing no: 09 A
- Proposed section a detail sections. Drawing no: 10

and the development shall be carried out in accordance with these drawings and documents hereby approved.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within the curtilage under Schedule 2, Part 1, Classes A, AA, B, C, D, E and F of the above Order except with the prior written approval of the Local Planning Authority.

Reason: In the interest amenity of the area and to prevent the overdevelopment of the site, in accordance with the objectives of Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure 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.