

APPLICATION NUMBER: 25/00253/HOUS

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Location:	37 Ennerdale Road, Middleton, M24 5RF
Proposal:	Excavation of lawned areas to north and east of dwelling including additional hardstanding and boundary fencing (part retrospective).
Applicant:	Mr Felix Ogbeide
Case Officer:	Bob Melling
DETERMINATION DATE 19.07.2025	EXT OF TIME N/A
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

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

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 37 Ennerdale Road, a two storey, end-terrace dwelling located in a residential area of Middleton. The dwelling is adjoined to no. 35 Ennerdale Close to the south and is adjacent to no. 3 Grasmere Walk to the west. The application property occupies a corner plot, with Grasmere Walk running along the northern boundary of the site. On the other side of Grasmere Walk to the north is a triangular parcel of green space. It is important to note that the section of Grasmere Walk to the side of the application property is a footpath. Owing to its corner plot position, the application property has a large, wraparound front, side and rear garden.

Description of Proposal

Retrospective permission is sought for the levelling of the lawned area to the side (north/east) of the property, the formation of an additional parking space to the front (east) and the erection of approximately 1.1m high (from ground level) timber fencing along the eastern boundary and approximately 1.5-1.9m high (from ground level) timber fencing along the northern boundary. The levelled garden area would be

surfaced with artificial grass and a permeable sub-base with drainage channels also shown on the submitted plans.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways – No objections.

Representations

Letters of notification were sent to surrounding properties and three letters were received in response to the proposed development, two of which were sent by the same person. Two of the letters raised general observations regarding the quality of the work, while the other raised concerns over health and safety.

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:

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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

N/A

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “of high quality design and take the opportunity to enhance the quality of the area” and to “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.”

While concerns are had with the appearance of the fencing along the northern boundary, it is important to note that the fencing along this boundary would fall within the limits of the General Permitted Development Order (GPDO). The fencing is no more than 2m in height and is not adjacent to a highway used by vehicular traffic, as the section of Grasmere Walk along the northern boundary of the application site is only a footpath. Therefore, this section of fencing would not require planning permission and to deny permission would not be reasonable.

It is acknowledged that the plans also include the installation of raised decking, which would abut the northern site boundary. However, given that the decking would not be higher than the level of the adjacent land to the north, it would also benefit from permitted development rights and not require planning permission.

No concerns are had with the excavation works, which would not have a significant impact on the character or appearance of the area.

The fencing along the eastern boundary adjacent to Ennerdale Road is approximately 1.1m in height and would appear proportionate and in-keeping with the boundary treatments along the highway.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of PfE, the SPD and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”

The Highways Authority has been consulted on the proposals and raised no objections. On this basis, the proposals are deemed acceptable and in accordance with policy DM1 of the adopted Rochdale Core Strategy.

Recommendation: Grant subject to the following conditions

1. This permission relates to the following plans:

- Location Plan
- Existing and Pre-Existing Sections
- Proposed Sections
- Pre-Existing Site Plan
- Existing Site Plan
- Proposed Site Plan
- Elevation 'A' (Pre-Existing)
- Elevation 'B' (Pre-Existing)
- Elevation 'A' (Existing)
- Elevation 'B' (Existing)

and the development shall be carried out in 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.

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	17/07/2025	Signed: BM
Authorisation	17/07/2025	Signed: RC

Report Author Bob Melling