APPLICATION NUMBER: 20/01175/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01175/ANM	Ryan Killeen	8 October 2020

Address: Ramsden Farm Roundthorn Road Middleton M24 1FT

Proposal: Non material amendment to planning permission 16/01302/FUL for alterations to house types on plots 1 and 2 by installing bi-fold doors to replace two window openings on rear elevations intead of approved orangeries

PUBLICITY	**Weekly list expired?**	N/A	**Site notice expired?**	N/A
	Neighbour letters expired?	N/A	**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/A
	Neighbour comments received?	N/A

EIA	**Screening opinion completed and saved to Onbase?**	N/A

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

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: KN **DATE: 9/10/2020**

SITE

The application relates to a wedge of open greenspace measuring approximately 0.54 hectares in area, located between Roundthorn Road and St. Dominics Way/Brookbank Close, Alkrington. The parcel of land was formerly occupied by a barn and cottage known collectively as Ramsden Farm, though these buildings have now been demolished and a number of trees which encircled them removed from the site. The site falls within an area designated as a Greenspace Corridor on the Rochdale Unitary Development Plan Proposals Map, and forms a peripheral part of the wider corridor which runs between the southern bank of Wince Brook up to the built-up edge of Alkrington Garden Village. Access to the land is gained via an opening from Roundthorn Road to the southwest corner – between nos. 23 and 25

PROPOSAL

The application seeks amendments to the buildings occupying plot 1 and 2, removing the proposed orangeries and installing bi-fold doors in the remaining opening, as well as replacing a ground floor rear window opening with bi-fold doors.

RELEVANT PLANNING POLICY

National Guidance

Section 96A of the Town and Country Planning Act 1990

National Planning Practice Guidance (NPPG). The government published its PPG on 6 March 2014 which is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

RELEVANT SITE HISTORY

02/D39920	Residential development – one dwelling with associated garaging – Granted STC
05/D44915	Renewal of planning permission D39920 for the erection of one dwelling with associated garaging – Granted STC
06/D48153	Rebuilding of former cottage and barn to form one dwelling, erection of one new dwelling and a new garage block with workshop over – Granted STC
07/D49452	Erection of one dwelling – amended proposal D48153 – Granted STC
11/D54044	Erection of two detached houses and associated garages and workshops – Refused. Subsequent appeal (APP/P4225/A/11/2160323/NWF) allowed.
14/00127/FUL	Erection of two detached, five-bedroom dwellings including associated access road, landscaping and external works – Granted STC
16/01302/FUL	Proposed residential development of 4 detached houses with private access road – Granted STC

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Not applicable.

ANALYSIS

The PPG states that there is no statutory definition of 'non-material' in respect of non-material minor amendments. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. This stipulates that the local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

Section 96A of the Town and Country Planning Act 1990 states that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under S96A (as a NMA), on the planning permission originally granted.

The appearance of the buildings will remain mostly unchanged in terms of size, height, design and colour. The proposed amendments are minor in the context of the approved building and the wider surrounding development and will have no difference in visual impact when viewed from the highway.

The changes maintain the orientation and approximate placement of the approved fenestration and would not offer any additional views in to, or out of the buildings, and would therefore not amount to any change in the impact to neighbouring amenity as a result of the development.

As such the LPA is satisfied that this amendment would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following condition:

1. This decision relates to the following drawings :-
   - Location Plan
   - 6383_RD_A – Proposed Site Plan
   - 6383_1_BR B – Plot 1 – The Ashworth (detached garage)
   - 6383_2_BR B – Plot 2 – The Beechfield (attached garage)

   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 adopted Rochdale Core Strategy, the saved policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

This decision notice is to be read alongside that issued with planning permission 16/01302/FUL

Report Author Ryan Killeen