

Application Number:	23/00448/HOUS
Location:	Kershaw Heys Cottage, Whitelees Road, Littleborough, Rochdale, OL15 8DU
Proposal:	Conversion of existing attached garage to self-contained accommodation with alterations to fenestration on the front elevation
Applicant:	Mr Jonathan England
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:

P2 Protecting and Enhancing Character, Landscape and Heritage
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

Summary of comments from neighbours, consultees and Planning Panel

Highways

The planning application reports the loss of the garage but indicates that the driveway has adequate parking for up to eight vehicles. It would therefore appear that the loss of the garage would not create any on-street parking issues.

The servicing arrangements for the dwelling would remain unchanged.

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

Highways raise no objection to this application and request no specific planning conditions.

Conservation Officer

Kershaw Heys Cottage appears on the first edition OS map and retains a significant amount of the historic fabric. The building also largely maintains its linear form, apart from the garage and sunroom extension to the front elevation. On this basis, the property is identified as a non-designated heritage asset.

The proposed alterations to the garage extension to convert it into self-contained accommodation is, in principle, agreeable. Any internal alterations will have a neutral impact on the heritage significance of the property, as the existing extension is a modern instatement and any internal changes will not be visible from exteriors.

The proposed double doors are to be in the existing opening, to mimic the size and shape of windows to the sun lounge immediately above on the same elevation. Whilst this would create a change in the appearance of the extension, this change would not majorly impact the significance of the original form/fabric of the property generally.

Whilst the proposal may result in some negative impact, in that the glazed opening would create a more domestic appearance in contrast with the present timber garage door, the extension is confirmed a later addition post 1950's. Under NPPF Paragraph 203, the LPA is to take a balanced judgement in assessing the impact on the non-designated heritage asset. The proposed change is considered to be a minor one, on a relatively modern extension; therefore, any perceived loss of significance would be minimal.

This application is recommended for approval subject to the condition that any windows instated are to be timber framed, double-glazed units to be submitted to the LPA for approval prior to instatement.

Tree Officer

By virtue of numerous Tree Preservation Orders within the curtilage of the host property, the Tree Officer was consulted on this application but has not provided any comments.

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.

Heritage:

With regard to Paragraph 203 of the NPPF, it is considered the proposed work comprises a minor amendment to an existing two-storey front extension to the converted barn, and would have a neutral impact to the significance of the non-designated heritage asset. No balancing exercise is required in this regard.

The proposal is therefore acceptable and accords with Policy P2 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Trees:

Given the proposed development relates to a minor amendment to the fenestration of the host dwelling and does not comprises of below-ground works, it is considered the proposal would have a neutral impact to the surrounding protected trees.

The proposal is therefore acceptable and accords with Policies G6 and G7 of the adopted Rochdale Core Strategy 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 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 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 – dated 02/05/2023
 - Existing and Proposed Site Plan – Drawing No. XX01-P-003 dated 05/2023
 - Existing Ground Floor Plan and Elevations – Drawing No. XX01-P-001 Rev. A dated 04/2023
 - Proposed Ground Floor Plan and Elevations – Drawing No. XX01-P-002 Rev. A 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. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials of the proposed doors and windows have been submitted to and approved in writing by the Local Planning Authority. Such details shall include detailed elevation and cross-section drawings, and the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the significance of the host non-designated heritage asset, in accordance with Policy P2, P3 and DM1 of the adopted Rochdale Core Strategy 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	13/07/2023	Signed: SY
Authorisation	14/07/2023	Signed: RK

Report Author Sam Yuen