

Application Number:	22/01387/HOUS
Location:	16 Alicia Drive Rochdale OL12 6JW
Proposal:	Erection of retaining wall and excavation to rear of dwelling – part retrospective
Applicant:	Mrs Mafooz Bibi
Case Officer:	Chelsea Petrillo
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?	N

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

Location

The application relates to No.16 Alicia Drive, a two storey semi-detached property located in the Healey Ward of Rochdale. The property is situated within a cul-de-sac and benefits from a large rear garden and on-site parking.

Description of Proposal

The application is seeking planning permission for engineering operations for the erection of a retaining wall to the rear of the dwelling as well as excavation. The retaining wall will be installed to the North Boundary of the rear garden and will be 1.70m in height. It is proposed the wall will be constructed in main concrete C30 or dense concrete blockwork outer faces infill with main concrete, hardcore “plumbs” (or other approved) and be finished with natural stone face. The application is part retrospective in that the excavation has been carried out but the retaining wall has not.

Relevant History

22/00484/HH42 Prior approval for a larger homes extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.7m and a height to eaves of 2.4m). REFUSED 18.05.22

Township/Member comments

N/A

Consultee responses

N/A

Representations

7 letters of notification of development were sent to surrounding neighbours, no letters of representation were received.

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:

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 of the Rochdale Core Strategy states that development proposals are expected to demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area”, “are 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” and “incorporate, where appropriate, high quality landscape schemes”.
- ☐ As proposed, the retaining wall would be constructed of concrete blockwork. Natural stone or similar is proposed to be used for the outer face of the retaining wall.
- ☐ Given the engineering operations have formed a slope above the existing foundation of approx. 2m, the overall retaining wall height of 1.70m would not be so large to overbear the works and be overly visible from the adjacent houses to the rear due to the depth of the slope.
- ☐ It is noted the engineering operations have been constructed close to the boundary of No.14 Alicia Drive however, approx. 1.8m high fences would screen proposed works visible from viewpoints.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment, the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the Rochdale Core Strategy states that development proposals are expected to demonstrate that they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy” and “Have assessed whether the development may be affected by ground instability”.
- ☐ It is noted before planning permission was sought, engineering operations carried out surrounding the excavation of the rear garden created an approx.2m slope around the perimeter of the rear garden. This created potential ground instability for the dwellings that border the rear garden (No.15 Heights Avenue and No.17 Heights Avenue) therefore it was recommended a retaining wall be put in place to protect any potential sliding of land as a result of development.
- ☐ As the proposed retaining wall and excavation works sit below where the original land would have been sited, this would pose a reduced impact to neighbour amenity due to the overall garden sitting at a reduced height therefore no overbearing or intrusion impacts are posed as a result of development.

Summary

In summary, the erection of a retaining wall and excavation to the rear of the dwelling of the proposed development will not unduly impact the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2

- ☐ The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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 and Site Plan - Dwg 1 of 3
 - Existing and Proposed Elevations - Dwg 2 of 3
 - 8708 Dwg 3 of 3 - Proposed Retaining Wall and Material Removal
 and the development must be carried out in accordance with the 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

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
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Report Completed	15.12.22	Signed: C.Petrillo
Authorisation	16.12.22	Signed: A.Truman

Report Author Chelsea Petrillo