

Application Number:	22/01155/HOUS
Location:	Ball Barn Farm, Syke Road Rochdale OL12 9TD
Proposal:	Erection of single storey detached garage
Applicant:	JAVED IQBAL
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 Ball Barn farm, a two-storey semi-detached property located on Syke Road in the Healey ward of Rochdale and situated in an area designated as open protected land. The dwelling is sited between no.48 Syke Road and a row of terraces. The property previously obtained planning permission to convert the large workshop, located in the site curtilage, into additional ancillary residential accommodation. The property benefits from sufficient yard space and borders Green Belt land to the north-east of the dwelling.

Description of Proposal

The application is seeking planning permission for the erection of a detached single storey garage in the rear garden within the site curtilage. The garage is proposed to be sited approx.11m from the rear elevation of the host dwelling. The garage features a lean-to roof with a steep pitch. The overall width of the garage would be 9.3m with a height of 4.2m at its highest point and 2.5m at its lowest. The garage would host two car parking spaces. Construction materials would be brick for the external walls and tile for the proposed roof as well as roller shutters.

Relevant History

99/D36559

CHANGE OF USE OF BARN TO FORM TWO DWELLINGS INCLUDING ERECTION OF CONSERVATORY AND DORMER EXTENSIONS
Granted with Conditions 02.07.1999

09/D51978

ALTERATIONS TO EXISTING GARAGE AND STORE TO FORM ADDITIONAL LIVING ACCOMODATION

Township/Member comments

None Applicable.

Consultee responses

None Applicable.

Representations

Letters of notification were sent to surrounding dwellings, 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:

G5	Managing Open Protected Land
G7	Increasing the Value of Biodiversity and Geodiversity
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

An updated green belt assessment was obtained in order to assess the impact to development on open protected land which included the volume of the existing build against the additional volume of the detached garage post development.

An amended proposed elevation was also sent in at the request of the applicants to change the internal layout of the proposed garage which removed the internal utility room in order to allow for additional designated parking and storage space in the garage.

Assessment

Principle of Development: G5

- The application site is allocated as Open Protected Land under saved Policy D/10 of the Rochdale Unitary Development Plan (2006). Policy D/10 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that development proposals will be permitted that fall within several categories including development which would be acceptable were it in the Green Belt. Furthermore, Core Strategy policy G5 seeks to protect open land outside the urban area and not in the green belt.
- Part 2(a) of policy G5 states that: "Development on open land outside the urban area and not in the green belt will be resisted unless: it is limited development that would be acceptable were it in the green belt." Therefore,

the application will be considered against guidance relating to development in the Green Belt to determine whether it would constitute acceptable development.

- Paragraph 147 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 that continues in stating that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- Paragraph 149 of the NPPF establishes that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are however listed exceptions to this which are:
 - a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; [officer's emphasis]
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - i. – not have a greater impact on the openness of the Green Belt than the existing development; or
 - ii. – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development were it within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.
- In respect of the above policy guidance, Section 5.20 of the of the Council's adopted 'Guidelines and Standards for Residential Development' (2016) Supplementary Planning Document states that normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the guidance goes on to state that the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

- The proposal seeks to construct a single storey detached garage. Taking into account the ancillary residential accommodation which does forms part of the original dwelling (as indicated by a Green Belt Assessment / Protected Open Lane Assessment submitted in support of the application, which indicates the detached garage as being extant before 1948), the submitted plans indicate that the proposed extension would lead to a volume increase of approximately 11.4% (188m³). It is therefore considered that the proposed extension would not be disproportionate and would meet exception requirements of sub-section (c).
- It is considered that in light of the above assessment, the proposed development would qualify as an exception to inappropriate development within Protected Open Land. The application therefore accords with policy G4 and G5 of the Rochdale Core Strategy and that National Planning Policy Framework in relation to the protection of Green Belt / Protected Open Land.

Design: DM1 and P3

Policy DM1 and P3 of the Council's Core Strategy (2016) requires all development proposals, including extensions and alterations to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. In addition, paragraph 127 of the NPPF states that 'decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. Paragraph 3.15 sits in reference to Car Parking to which it states "In situations where garages may be counted towards car parking provision for planning purposes, they will need to have internal dimensions of at least 5.5 metres in length and 3.5 metres in width".

Proposed plans indicate internal measurements of 5.9m in length x 5.4m in width therefore well in exceedance of the permitted guidelines. The proposed material palette of the garage is considered to be an acceptable addition to the visual appearance of the existing dwelling house and ancillary accommodations. Although not matching to neither the original dwellinghouse nor the ancillary, much of the rear garage would be out of view from the highway therefore away from public vantage points. Additionally a condition has been attached for full material specs to be submitted in accordance with Council policy prior to any development taking place.

The overall design and scale of the garage is not thought to constitute an addition to the rear garden which would be out of keeping with local design elements in the immediate vicinity of the dwelling with reference to the 27m ancillary residential accommodation to the south-east of the dwelling within the site curtilage. Whilst the lean-to roof is not favourable given it is not set against a wall or boundary, the harm is not thought to be so significant it would outweigh occupier interest given it would not impact the visual appearance of the surrounding street scene with the extension proposed to the rear.

The sum of the design concept is considered to result in an acceptable addition to the site to which it would serve both the dwellinghouse and ancillary residential accommodation. The proposal is considered to be in accordance with the relevant parts of Policies DM1 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

Policy DM1 of the adopted Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

It is acknowledged the garage would minimise a small sum of outlook from the rear ground floor window of the converted dwellinghouse to the open land at the rear. It is unknown what room this window would serve however, in the instance it was a window to a habitable room, given the 11m proximity of the garage from the rear elevation it is not thought the garage would pose such significant loss of outlook which would be unacceptable.

The orientation of the site would mean the amount of natural light received to the dwellinghouse would remain unchanged with the addition of a rear single storey garage.

Given the distance, the proposed garage is not considered to have a detrimental impact on the occupiers of the properties along Syke Road in terms of amenity.

Given the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would be in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposal would retain off-street parking for at least two vehicles as existing, with additional space in the proposed attached garage post development. The orientation of the garage, facing east, would allow for easy accessibility with reference to vehicular manoeuvrability within the site. It is therefore considered that the proposal would not result in any undue impacts to public or highway safety. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 and the NPPF.

Trees and Hedges: G7

It should be noted the works carried out would see the felling of a small patch of trees and shrubs located in the rear garden in place of the detached garage. It is acknowledged these trees are not protected nor are they of any particular significance to the landscape or character of the dwelling. The trees are not considered to be of any particular value to the local area or significant to any surrounding wildlife therefore their removal is not considered to be unacceptable in terms of tree policy.

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
 - 22.2958.3 EXISTING AND PROPOSED BLOCK PLANS
 - 22.2958.2C PROPOSED PLANS AND ELEVATIONS
- and the development shall be carried out in complete accordance with the approved drawings.

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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 in accordance with policy 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	16.03.2023	Signed: CP
Authorisation	22.03.2023	Signed: TH

Report Author Chelsea Petrillo