

APPLICATION NUMBER: 24/00678/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00678/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 23.09.2024 EXT OF TIME N/A

Address: 730 Edenfield Road, Rochdale, OL12 7PP

Proposal: Conversion of existing lower ground floor to create one self-contained apartment and erection of boundary fence within rear garden.

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

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RC

DATE: 23/09/24

SITE

This application relates to a three-storey, semi-detached property fronting Edenfield Road and located adjacent to Norden village local centre. Edenfield Road (A680) is a busy thoroughfare and public transport route connecting Norden with Rochdale town centre. The subject property is set back some 6m from the road and the ground level of the house is approximately 1.5m lower than the ground level of the public highway to the front. Despite the undulating topography, the application site itself is relatively level, with access to the rear garden and off-street parking space provided via Martins Field.

The application property benefits from a lower ground floor level comprising a games room and reception area with a usable floor space of 40.16m², a window to the front elevation and a set of bi-fold doors to the rear elevation.

PROPOSAL

Permission is sought for the conversion of the existing lower ground floor level to create a self-contained apartment. External alterations include the installation of a new electric meter on the existing side elevation and the erection of timber fencing in order to subdivide the rear garden. Internally, the existing staircase connecting the ground and lower ground floors would be removed. The proposed apartment would comprise a bedroom (13.28m²), shower room (2.7m²) and open plan kitchen/living room (25.38m²). It would also benefit from approximately 15m² of private outdoor amenity space.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2023
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-H1	Scale, Distribution and Phasing of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-P1	Sustainable Places

Local

Adopted Rochdale Core Strategy (CS):

C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
P3	Improving design of new development
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

87/D20882 Residential Development - 5 Mews Houses
Grant subject to conditions

CONSULTATION RESPONSES

Highways And Engineering

No objections.

Env Health - Noise/Odours

No objections.

REPRESENTATIONS

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

ANALYSIS

Principle of Development

Saved UDP Policy G/D/1 establishes that the application site is in the 'Defined Urban Area', which is where development should be concentrated.

CS Policy C1 promotes the potential of previously developed sites within the urban area to achieve a target of 80% of new housing on previously developed land. Policy C1 also seeks to ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

CS Policy C3 is also relevant and its aims are to:

- Ensure new development provides housing types that take account of local needs and aspirations; and
- Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character.

The site is sustainably located on a public transport route adjacent to the Norden Village local centre and all associated amenities.

The development may be considered acceptable in principle, subject to the scheme being acceptable by way of the following development management requirements.

Design

PfE Policy JP-P1 requires new development to be distinctive with a clear identify that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

The works necessary for the subdivision of the dwelling relate mostly to internal alterations. Therefore, no concerns are had regarding the impact of the proposals on the character of the host dwelling or locality.

Paragraph 3.12 of the SPD requires properties to include space for bins to be stored out of public view. Bin storage areas are proposed to the rear of the application property and out of public view.

New 1.8m high timber fencing is also proposed to the rear of the property, to separate the external amenity spaces of the existing dwelling and the proposed apartment. Whilst it is likely this fencing would not require planning permission due to its height of below 2m, its design is considered appropriate for the domestic setting and its siting would not be unduly harmful to visual amenity.

Therefore, it is considered that the proposal would result in a satisfactory standard of visual amenity and would accord with the aims of PfE Policy JP-P1, CS Policies P3 and DM1, the SPD and the NPPF.

Amenity

Paragraph 135 of the NPPF states planning decisions should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”

CS Policy DM1 requires development proposals to ensure they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.” PfE Policy JP-P1 also requires new development to offer a high level of amenity and address microclimate issues such as sunlight and shade (inter alia). The ‘Guidelines and Standards for Residential Development’ SPD has been produced to assess the matters relevant to residential amenity. As CS Policy DM1, PfE Policy JP-P1 and the SPD are concerned with high standards of residential amenity in all developments, they are relevant to considerations of this application.

Noise and Disturbance

With regards to the subdivision of dwellings, paragraph 4.12 of the SPD states:

“The subdivision of a property to create additional dwellings or Houses in Multiple Occupation (HMO) can intensify the level of occupation and may give rise to additional noise and disturbance. Neighbouring residents may be affected adversely, either directly, through party walls, or indirectly, as a result of increased traffic movements and parking problems.”

Whilst the proposed subdivision of the single three-bedroomed dwellinghouse would constitute an intensification of the site by virtue of the additional bedroom, it is considered that the proposed residential use would result in levels of noise and activity that would continue to be typical of a residential dwelling.

Privacy

No concerns are had regarding a potential loss of privacy as the proposal would not introduce any new windows and would not create any unacceptable vantage points into surrounding garden areas or the newly created amenity space for the existing dwelling or proposed apartment.

Occupier Amenity

PfE Policy JP-H3 states all new dwellings must comply with the Nationally Described Space Standards (NDSS). The NDSS is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable.

Below is an extract from the NDSS, which specifically details the Gross Internal Area (GIA) requirements for one bedroom, one-storey dwellings with one bed space and three bedroom, two-storey dwellings with four bed spaces.

	Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings (m ²)	2 storey dwellings (m ²)	Built-in storage (m ²)
Proposed apartment	1b	1p	39 (37)	-	1.0
Reconfigured ex. dwelling	3b	4p	-	84	2.5

The proposed apartment would have a GIA of 41.36m² and the existing dwelling would retain a GIA of approximately 84m², meaning both would meet the standards outlined in the NDSS. In addition, the proposed bedroom would meet the minimum bedroom sizes prescribed by the NDSS.

The submitted floor plans indicate that all habitable rooms would receive adequate natural light and outlook. Whilst the proposed bedroom window would be partially below the ground level to the front, it would measure approximately 2.6m to the front boundary and the area in front of the window has been suitably excavated. In addition, the window would measure some 6m to the road and would face in a south-westerly direction. Therefore, whilst the outlook from the proposed bedroom would be foreshortened, it is not considered to unduly harm the living conditions for the occupant of the apartment. Moreover, the majority of the habitable space within the apartment would be served by a large bi-fold doors to the rear elevation.

Unlike similar developments, the proposed apartment would benefit from 15m² of private garden space. This would make a positive contribution to the living conditions of the apartment and provide a functional space for sitting out and drying clothes.

Although the existing dwelling would lose some garden space as a result of the proposed subdivision, it would still retain approximately 38m² of functional garden space (excluding the area used for parking and the side passage). Whilst the garden spaces would be broken up and inaccessible from the rear, it is considered that the existing dwelling would, on balance, retain sufficient functional garden space for a small family dwelling and be similar to those seen at neighbouring dwellings.

Therefore, it is considered that the proposal would not unduly harm the amenity of neighbouring properties and would, on balance, provide acceptable living conditions for the application property and proposed apartment. As such the proposal would comply with PfE Policy JP-H3, CS Policy DM1, the SPD, the NDSS and the NPPF.

Highways

The application site is located on a public transport route, approximately 30m from the nearest bus stop. The existing dwelling benefits from one-street parking space to the rear of the dwelling.

While the proposal would not create any additional off-street parking capacity, the Highways Authority has deemed this to be acceptable given the sustainable location of the application site.

For these reasons, the proposal is considered to be acceptable and in accordance with CS Policies T2 and DM1, the SPD 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. The permission relates to the following plans:

- Location and Block Plans. Dwg 1 of 4. Revision B
- Existing and Proposed Floor Plans. Dwg 2 of 4
- Existing and Proposed Side Elevations and Section. Dwg 3 of 4. Revision A
- Existing and Proposed Front/Rear Elevations. Dwg 4 of 4

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 adopted Rochdale Core Strategy, Places for Everyone and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Bob Melling