

APPLICATION NUMBER: 24/00642/HOUS

Application Number:	24/00642/HOUS
Location:	7 Gloucester Avenue, Heywood, OL10 2PU
Proposal:	Erection of garden room/outbuilding to rear of dwelling
Applicant:	Mr Roberto Barbacane
Case Officer:	Bob Melling
DETERMINATION DATE 28.08.2024	EXT OF TIME
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, sub-regional and local policies 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) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Amended plans were submitted which increased the depth of the outbuilding by 0.19m, reoriented the roof and increased the roof height by 0.083m at the lowest point and 0.058m at the highest point.

Summary of comments from neighbours, consultees and Planning Panel

1 neutral representation was received. The letter raised no issues with the principle of a garden room given the presence of similar developments within the locality. The letter raised queries around the height and the arrangements for access, services and drainage. The height of the outbuilding is assessed under the 'Residential Amenity' section of the report. The other issues are not material to the determination of this planning application and should be resolved post-permission, either through building regulations or civil proceedings.

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 acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE 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 proposed development would be located to the rear of the garden, with fenestration facing towards the host dwelling. It would have a mono-pitched roof that would slope upwards in an east-west direction. It would have a maximum height of 3.55m and would retain a gap of at least 0.79m to the boundaries of the curtilage. Whilst the structure would be clearly visible above the surrounding boundary treatments, its location at the end of the rear garden would limit any impact on the windows of neighbouring properties and the primary areas for sitting out. Moreover, it is not considered that the outbuilding would result in a loss of privacy for neighbouring properties.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE 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:

- Plans & Elevations. Dwg no. 24-06-03 01. Rev A
- Plans & Elevations. Dwg no. 24-06-03 02. Rev A
- Generic SIPS Section Details. Dwg no. 24-06-03 03
- Specification. Dwg no. 24-06-03 04. Rev B

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with drawing number 24-06-03 04. Rev B unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan 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	29/10/2024	Signed: BM
Authorisation	13/11/2024	Signed: RC

Report Author Bob Melling