

APPLICATION NUMBER: 24/00627/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO. CASE OFFICER

24/00627/HOUS

Aimee Bovaird

DETERMINATION DATE 10.09.2024 EXT OF TIME

Address: 8 Sepia Grove Middleton M24 5DP

Proposal: Erection of detached garage

PUBLICIT Y	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

COMMENT S	Planning Panel comments received?	N
	Neighbour comments received?	N

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

RECOMMENDATION	GRANT subject to conditons
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CHECKED AND SIGNED OFF BY: LA

DATE: 10.09.24

SITE

The application relates to 8 Sepia Grove, a two storey semi-detached dwelling in Middleton. The dwelling is in the corner plot of the cul-de-sac and attached to no.10 Sepia Grove. The property has off street parking and a side garden.

The site is within the Defined Urban Area.

PROPOSAL

The application proposes a detached garage to the front of the property. The garage will be 8m long, 3m wide and 2.43m in height. The proposed garage will have a flat roof and two windows on the left (east) elevation.

The proposed materials are corrugated cement/fibre roof sheets. The elevations are proposed to be finished in concrete panels with a pebble dash finish and white UPVC fascia boards.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub - Regional

Places For Everyone

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

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

20/00109/HOUS - Single storey side extension – Approve

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties. No comments have been received

ANALYSIS

Design: DM1 and P3

Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”*

The proposed development will be in front of the building line, however it is in the corner plot and the driveway will mitigate some views and result in limited visibility from the highway. There is limited visibility from no.6 Sepia Grove due to the existing fence, the adjacent neighbour no. 10 Sepia Grove will have limited visibility of the proposed development due to its location of being south of no.10 in the corner of the proposed garden. The proposed garage will be in the front garden of no 8. Sepia Grove and will provide one additional car parking space with storage.

The proposed wall materials are concrete panels with a Canterbury Spa finish, this will have a pebble dash effect. It is noted the proposed materials do not match the existing dwelling and this would not normally be considered acceptable. On balance due to the positioning of the proposed development the materials are considered acceptable subject to a condition requiring a sample to be submitted and approved.

The front elevation of the proposed garage will be a white roller door and this is considered acceptable.

On balance, and subject to conditions, 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.

Amenity: DM1 and SPD

Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

The proposed garage is not large in scale and is not considered to have an overbearing impact on surrounding occupiers. The proposed garage will not result in loss of outlook or light for surrounding occupiers. There will also be sufficient garden space left for the occupier of the dwelling to sit out or hang clothes, this complies with the Guidelines and Standards SPD.

The proposed development proposes a window on the left (east) elevation, this will not result in a loss of privacy for surrounding neighbours as it will look towards no. 8 Sepia Grove.

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

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “*provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.*” The proposed garage will not have a negative effect on the highways and will create an additional car parking space.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

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 Plan
Proposed Location Plan
Proposed Garage Elevations
Proposed Floor Plan

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. No works to the construction of the elevations of the garage hereby approved shall take place until samples of the proposed pebble dash material (showing the proposed texture and colours) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with the approved material.

Reason: Pebble dash is not a material that is characteristic of the area, and a sample must be provided to demonstrate that the texture and colour is in keeping with the host dwelling, and acceptable within this domestic setting.

Procedure 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.

Report Author Aimee Bovaird