

Application Number:	24/00241/HOUS
Location:	205 Manchester Road, Heywood, OL10 2NN
Proposal:	Alteration to side boundary to form new vehicular access and parking area with block paving.
Applicant:	Mr Christopher Hanson
Case Officer:	Bob Melling
DETERMINATION DATE 13.06.2024	EXT OF TIME 19.07.2024
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?	Y

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

Location

The application refers to no. 205 Manchester Road, a two-storey, semi-detached dwelling located at the junction of Manchester Road (A6045) and Arnold Avenue in Hopwood Hall. The existing dwelling does not benefit from off-street parking.

Description of Proposal

Permission is sought for the formation of a 3m wide vehicular access from Arnold Avenue to allow for off-street parking to the front of the host dwelling. The driveway would be constructed with block paving and an MOT Type 3 sub-base. The proposals also include a hedge along the front boundary for improved rainwater drainage.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

No objections to amended scheme.

Representations

Letters of notification were sent to surrounding properties. 3 letters of support were received in response to the proposed development.

Policy

National

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-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area
EM/7 Development and Flood Risk

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
G8 Managing Water Resources and Flood Risk
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

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

Amendments

Amendments were sought to re-locate the proposed vehicular access from Manchester Road to Arnold Avenue and to change the driveway surfacing material from gravel to block paving including a SUDS compliant sub-base.

Assessment

Design: DM1 and P3

The proposal would result in the loss of a 3m section of the existing timber fencing along the boundary with Arnold Avenue in order to accommodate the vehicular access. Whilst some of the existing soft landscaping behind the fence would also be lost, it is noted that the proposal includes a new hedge behind the existing front boundary wall. Moreover, the original wall to the front and side would be retained.

The design of the proposal is therefore acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Given the nature of the proposals, no concerns are had regarding residential amenity.

Highways and Parking: DM1 and T2, Appendix 5

The proposal would create a new vehicular access via an unadopted section of Arnold Avenue. As a result of the new access, at least one off-street parking space would be created to the front of the host property. The Highways Authority have been consulted on the revised proposals and have raised no objections to the access and parking arrangements.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy.

Flood Risk and Drainage

Saved policy EM/7 of the adopted Rochdale Unitary Development Plan and policy G8 of the adopted Rochdale Core Strategy require development proposals to prevent an increased risk of flooding and to ensure the satisfactory disposal of surface water. This includes the incorporation of appropriate measures for the management of surface and flood water, including Sustainable Urban Drainage Systems (SUDS).

The submitted block paving cross section indicates the use of an MOT Type 3 sub-base, which is an acceptable sustainable drainage solution. In addition, a hedge will be planted to the front of the driveway for improved rainwater drainage.

The proposed driveway and drainage solution are therefore acceptable and in accordance with policy G8 adopted Rochdale Core Strategy and saved UDP policy EM/7.

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:

- Site Location. Dated 18th April 2024
- Existing And Proposed Site Plans – Updated. Dated 6th June 2024
- Cross Section. Dated 18th June 2024
- Existing And Proposed Front Projection – Updated. Dated 6th June 2024

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 and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
Report Completed	24/06/2024	Signed: BM
Authorisation	18/07/2024	Signed: TH

Report Author Bob Melling