APPLICATION NUMBER: 19/00511/HOUS

Application Number:	19/00511/HOUS
Location:	239 Manchester New Road Middleton M24 1JT
Proposal:	Proposed garage conversion including projecting bay window to the front and alterations to the side and rear elevations.
Applicant:	Mr Paddy Singh
Case Officer:	Osian Perks
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**

Location

This application relates to a two storey domestic property sited within the Middleton Township. It has a two storey side extension; single storey rear extension and front porch.

Description of Proposal

This application seeks permission for the conversion of the existing integral garage to a habitable room. The existing front garage door would be replaced by a bay window. The existing side door to the kitchen would be removed and a ground floor window within the rear elevation would be replaced with bi-fold doors.

Relevant History

84/D16446- Two Storey Extension To Side And Single Storey Extension To Rear Of Dwellinghouse. Approved.

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

None received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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:

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

None Applicable

Assessment

Design: DM1 and P3

The proposed bay window would by virtue of its design and size appear in keeping with the character of the host dwelling and street scene.

Due to their nature, scale and siting of the works, the removal of the side door and creation of bi-fold doors to the rear would not significantly, adversely impact upon the character of the dwelling or that of the wider area.

The proposal would therefore accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

Amenity: DM1 and SPD

Due to its size and design, the creation of the proposed bay window would not have an oppressive impact upon nor result in a significant loss of light to nearby properties.

Due to their siting and design, neither the insertion of the proposed front bay window nor the bi-fold doors to the rear would result in a significant loss of privacy to the nearby properties.

The proposal would therefore accord with the residential amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

Highways and Parking: DM1 and T2, Appendix 5

The existing garage is 3.15m x 4.65m and therefore is not of the required size to be considered a parking space (3.5m x 5.5m) as stipulated within the *Guidelines & Standards for Residential Development* SPD (2016).

One parking space would be retained to the front of the application property which is considered to be sufficient for a dwelling of this size.

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:

   - Existing Plans and Elevations (J163-001)
   - Proposed Plans and Elevations (J163-101)
   - Site and Location Plans (J163-102 rev a)
   - Site and Location Plans (J163-102)

   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. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

   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 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	11/07/2019	Signed: OP
Authorisation	7/08/2019	Signed: EH

Report Author Osian Perks