

APPLICATION NUMBER: 23/01360/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01360/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 14.02.2024 EXT OF TIME 31.07.24

Address: 117A Langley Lane Middleton M24 5LL

Proposal: Conversion of existing detached garage in to a 2 bedroomed dwellinghouse including front porch

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: LA

DATE: 30.07.24

SITE

The site relates to 117a Langley Lane, a standalone garage. The garage is set back approx. 15m from the highway with an area of gravel to the front of the site. To the east is no.117 Langley Lane and west of the site lies residential dwellings. The surrounding area is predominately residential with fields opposite. The site lies within the Defined Urban Area and is accessed off Langley Lane.

PROPOSAL

The application proposes to convert the existing garage into a single storey two bedroom dwelling with a front porch.

The garage is currently one open space with the garage door on the front elevation. The application proposes an extension at the rear of the garage and the dwelling will provide two bedrooms, a bathroom, lounge and kitchen/ dining room.

External alterations will consist of adding windows to the front and side elevations, the addition of doors as shown on the plans and the erection of a porch on the front elevation. The dwelling will be finished in render to match the existing and the stone will be removed from the front elevation and finished in matching render.

The proposal will provide two off street car parking spaces at the front of the development.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3 Type, Size and Design of New Housing

JP-H 4 Density of New Housing

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

C4 Providing affordable homes

SO3 Improving design, image and quality of place

P3 Improving design of new development

T2 Improving accessibility

DM1 General Development requirements

SD1 Delivering sustainable development

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

96/D33415 – Private Garage

19/01101/FUL -Conversion of existing detached garage into two-bedroom dwellinghouse including front porch – Approved

CONSULTATION RESPONSES

United Utilities

No objections.

Environmental Health

No objections.

Highways And Engineering

No objections.

Lead Local Flood Authority/Drainage

Concerns raised as no sustainable drainage details.

REPRESENTATIONS

Letters of representation have been sent out to surrounding occupiers and a site notice displayed in the vicinity. Two neighbour objections has been received raising concerns with work beginning and one raising concerns over land ownership. The applicant provided the council with ownership deed plans.

ANALYSIS

Principle of Development

The proposed dwelling is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

A previous permission has been granted under reference 19/01101/FUL this was for the conversion of the existing detached garage into- two bedroom dwelling house, this is a similar scheme to the proposed development. The principle of development is considered acceptable.

Character and Appearance

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

PfE Policy JP-P1 sets out the ambition for Greater Manchester to become one of the most liveable cities in the world, consisting of a series of beautiful, healthy and varied places and sets out a number of requirements for new development to adhere to. This includes creating places which respect and acknowledge the character and identity of the locality and are visually stimulating, creating interesting and imaginative environments.

The building is to be extended 4m from the existing rear elevation, the ridge height will match the existing. The finished roof and wall materials will match the existing building, the roof will be tiled and the walls will be smooth render. The front elevation is currently brick and this is proposed to be rebuilt and finished in render. It is noted the surrounding dwellings are mostly finished in brick, however as the garage is currently rendered the proposed materials are considered acceptable. The building is set back approx. 15m from the highway and the development will not be a prominent feature in the street scene.

The porch will extend 1.5m from the front elevation and will be finished in materials to match the rest of the dwelling and this is considered acceptable.

A characteristic of the neighbouring dwellings is a front garden consisting of hard and soft landscaping, however this application has not provided any details of landscaping. If the application is to be approved details can be secured via condition for shrubs and other landscaping to be planted along the boundary and this will soften the appearance of the proposed development and keep in character with the surrounding dwellings.

Subject to conditions, the proposals would comprise a good standard of design. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

PfE Policy JP-P1 requires all new development to be "Comfortable and inviting, with indoor and outdoor environments, offering a high level of amenity that minimises exposure to pollution; and addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter. PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described

Space Standards. This policy also requires all new dwellings to be built to the 'accessible and adaptable' standard in Part M4(2) of the building regulations.

The proposed bedrooms do not meet the minimum requirements set out in the Nationally Described Space Standards. Bedroom 1 has a width of 2.66m, bedroom 2 have a width of 2.68 and neither of these meet the minimum width of 2.75. Bedroom 2 has an area of 10.72m² and this does not meet the minimum area of 11.5m².

All bedrooms will have sufficient outlook and light, a rear garden is proposed of a sufficient size in relation to the proposed dwelling and is considered acceptable.

The Guidelines and Standards for residential development set out guidelines for new development, the proposal complies as it is single storey and there are no residential dwellings opposite. There are additional windows proposed on the front elevation and again this is considered acceptable as no residential dwellings lie opposite. An additional window is proposed on the west elevation however this will not result in a loss of privacy for no. 117 Langley Lane and is considered acceptable.

In conclusion the development does not meet the required room standards, however the shortfalls are very low, and taking this into consideration with other aspects of amenity being acceptable it is not thought that this would warrant a substantial reason for a refusal. On balance the proposal would compromise a good standard of amenity and accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy's T2 and DM1 of the adopted Core Strategy seek to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances. All development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements.

As part of the application process the Council's Highway Officer has been consulted and raised no objections. The proposed development can provide two off street parking spaces and this meets the Council Parking Standards set out in Rochdale's Core Strategy. The proposal should not have a negative impact on road safety or highway capacity.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Drainage

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. The site falls within Flood Zone 1 and is therefore at a low risk of flooding.

As part of the application process the Council's Drainage Officer was consulted and raised concerns as no sustainable drainage details have been submitted within the application. A revised plan was submitted however the officer still raised concerns with the location of the sewage connections. As this matter will be a requirement of

building regulations, it is not necessary to resolve drainage considerations with a planning condition.

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

Location Plan

Proposed site plan received 3/04/24

Existing floor plan/ proposed floor plan and elevations 3349-01

and the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policy G6 and G7 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 Aimee Bovaird