

APPLICATION NUMBER: 23/01267/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01267/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 12.02.2024 EXT OF TIME 16.05.2024

Address: Land off Stock Close, Rochdale, OL12 6BB

Proposal: Erection of a double garage

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

RECOMMENDATION

REFUSE

CHECKED AND SIGNED OFF BY: RK

DATE: 16/05/2024

SITE

The application relates to a parcel of land located south-west of Stock Close, a cul-de-sac in a residential estate located in Healey. The land is located towards the end of the highway and is surrounded by open recreational space and trees to the south. The northern curtilage boundary of the site borders the curtilage of no. 22 Stock Close.

The site lies within the Defined Urban Area as designated in the saved Rochdale Unitary Development Plan Proposals Map (Policy G/D/1).

PROPOSAL

Planning permission is sought for the erection of a detached double garage which would serve the occupants of no. 16 Stock Close. It occupies a footprint which measures 7.43m by 10.10m and is characterised by a dual-pitched roof with a ridge height of 4.68m and a height to eaves of 2.64m.

The proposal would be constructed from coursed red brick walls and concrete roof tiles to match the dwellings in the surrounding estate.

The submitted plans also indicate the construction of hardstanding of a permeable material to the front of the garage and dropped kerb to Stock Close.

RELEVANT PLANNING POLICY

National Guidance

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

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:

Policy JP-P1: Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

SO4 Promoting a greener environment

- G6 Enhancing green infrastructure
- G8 Managing water resources and flood risk

G9 Reducing the impact of pollution and land stability

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

SD1 Delivering sustainable development

DM1 General Development requirements

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

N/A

CONSULTATION RESPONSES

Highways and Engineering

Highways have no objections to this proposal.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice posted within the immediate vicinity of the application site. No comments were received.

ANALYSIS

Principle of Development

The application seeks to construct a detached double garage on a parcel of land off Stock Close. The site is located within the Defined Urban Area as allocated under saved UDP Policy G/D/1. The accompanying Design and Access Statement states the proposed garage would provide the occupants of no. 16 Stock Close with additional parking space and increased security for their vehicles. Notwithstanding the siting of the proposed garage approx. 25m away from the curtilage of the host dwelling, the use of the garage would remain ancillary to the host dwelling. The development would be sited within an established residential context which would constitute appropriate use.

The principle of development would be acceptable, subject to the scheme being acceptable against all other material planning considerations.

Design, Layout and Appearance

Paragraph 135 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”* Paragraph 139 adds that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*

Policy JP-P1 of the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

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 proposal relates to the construction of a detached double garage sited on a parcel of land adjacent to no. 22 Stock Close. The proposed garage comprises a dual-pitched roof form which is consistent with the roof form of the existing garages in the estate. It would also be constructed in materials matching dwellings in the surrounding locality, suitable materiality of which can be secured via condition.

Notwithstanding, the proposal garage would stand as the only double garage in the immediate locality, occupying a substantial footprint of 75m², which is over four times the floor space of the existing single garages in the estate. Owing to its prominent siting at the end of the cul-de-sac, the proposed garage would be sited within a direct line of sight upon entry into Stock Close and would constitute a disproportionate and obtrusive form of development on the street scene. This harm is further compounded by its siting some 25m away from the host dwelling, resulting in the proposed garage being read as a standalone outbuilding which would be out of keeping with the otherwise established building line of two-storey dwellings, to the detriment of the character and appearance of the street scene.

The design of the proposal is therefore unacceptable and fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE, and the NPPF.

Residential Amenity

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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 sited towards the end of the cul-de-sac and is not directly adjacent to any properties to the front, rear and south-east facing side elevation. To the north, the application site adjoins the side curtilage of no. 22. The proposal would be sited at an angle to the adjacent dwelling and does not project beyond the rear elevation of no. 22. As such, the proposal is not considered to result in adverse amenity impacts to the neighbouring occupiers.

No concerns are had with the amenity impacts of the host occupants, given its siting at a considerable distance from the host property.

On this basis, the proposal would not unduly impact on the amenity of the occupants of the host dwelling and neighbouring properties and would be in accordance with Policies DM1, the SPD, and the NPPF.

Highways and Parking

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.”*

Section 3.15 of the SPD outlines the minimum dimensions of car parking spaces, in particular, an internal dimension of at least 5.5m in length and 3.5m in width is required for parking provisions in garages. The submitted plans indicate a garage door width of 2.27m and an internal width of 3.3m, which would fall short of the minimum requirement. Notwithstanding, the proposed external hardstanding would nonetheless accommodate up to two off-street parking spaces to the front of the garage. This would be in addition to the two existing off-street parking to the driveway of no. 16 Stock Close which would be in excess of the maximum standard as stated in Appendix 5 of the adopted Core Strategy.

No concerns are had with regard to the highway impacts, and the Highways Officer has raised no objections to the proposed plans.

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

Drainage and Flooding

Policy G8 of the adopted Core Strategy seeks to ensure that new development does not lead to any form of increased flooding or impeded natural water and flood risk management. New development should include incorporation of appropriate measures for the management of surface and flood water.

The site in question is not within an area at increased risk of flooding. The applicant has confirmed the proposed hardstanding would be constructed from permeable materials. It is noted the provision of permeable hard surfacing can be carried out

under permitted development. Notwithstanding, in the event the application is approved, the applicant would be required to submit full details of the permeable paving proposed to the Local Planning Authority to be approved in writing, in the interest of flood risk management and appropriate surface water disposal.

RECOMMENDATION: REFUSE

1. By virtue of its excessive scale, siting and design, the proposed garage constitutes an incongruous and disproportionate form of development which would inflict undue harm to the character and appearance of the street scene. The proposal would not be well-designed and would therefore fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- ② Location Plan – Drawing No. 23-038 001 received 21/11/2023
- ② Existing Site Plan – Drawing No. 23-038 003 received 18/12/2023
- ② Proposed Site Plan – Drawing No. 23-038 002 received 21/11/2023
- ② Proposed Floor Plan and Elevations – Drawing No. 23-038 310 received 21/11/2023

Report Author Sam Yuen