

APPLICATION NUMBER: 25/00379/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00379/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 18.06.2025 EXT OF TIME

Address: Croft Bank 42 Chadwick Lane Heywood OL10 1QL

Proposal: Demolition of existing garage and shed following erection of detached garage and outbuilding

PUBLICITY	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

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: RK

DATE: 04/07/2025

SITE

The site is located at 42 Chadwick Lane, this is a two storey detached dwelling accessed off Chadwick Lane. The dwelling benefits from off street parking and a large garden. On the site is an existing detached garage and shed.

PROPOSAL

The application seeks permission for the demolition of the existing garage and shed, and seeks permission to build a garage and out building. The garage is proposed on the same footprint, the outbuilding is proposed slightly close to the side boundary.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People
JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO5	Improving accessibility and delivering sustainable transport
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

16/00833/HOUS – Proposed single storey front extension – Approved

16/00578/CPL - Application for a certificate of lawfulness for a proposed single storey front extension - Refused

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

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

ANALYSIS

Principle of Development.

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

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.

The application proposes a garage 3m in height and 9m in width. The garage will have an electrically operated garage door on the front elevation. The proposed garage will replace the existing garage on the same footprint. The overall scale and design of the proposed garage is acceptable.

The roof is to be finished in grey tiles, the walls are to be finished in white Cedral fibre cement sheets, this is considered acceptable as it will fit in with the traditional appearance of the main dwelling. The proposed windows are to be finished with timber frames and white UPVC. The proposed materials are considered acceptable.

An existing shed is to be demolished and a garden room erected, the garden room will have a maximum height of 2.79m and will be 7.5m in width. The proposed garden room will be finished in the same materials to the garage, this consistency in materials would be an acceptable finish.

The proposed garden room will have limited visibility from the street scene, however, the garage will be slightly more prominent, it is not considered to have a negative impact the character of the area, especially given the similarities in siting, scale and appearance which can be drawn with the existing structures.

In view of the above assessment, 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.

Impact on Surrounding Occupiers.

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 Councils 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."*

The proposed development will introduce windows on the side and rear elevation, the existing garage has windows on the side elevation. The garage will be single storey, therefore it will not overlook neighbouring properties. The windows within each building would face across the curtilage of the host property and would generally avoid giving rise to any impacts upon privacy.

The proposed development will leave a sufficient amount of garden space for existing and future occupiers.

The proposed garden room would be sited close to the boundary of no.1 St Annes Gardens, however the scale and siting is quite comparable to what could be achieved under permitted development rights, and owing to the scale of the existing boundary treatment, and separation from the boundary, it is not considered that the proposals would give rise to any unacceptable overshadowing or overbearing impact to the occupiers of no.1 St Annes Gardens.

As such, it is considered that the proposals would comprise a appropriate standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing parking or highway as it will not reduce available parking and is considered acceptable.

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

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 and document:

- Location Plan
- Proposed Garden Room CL/CH/04
- Proposed Garage Plan CL/CH/03
- Proposed Location and Site Plan CL/CH/02

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. The proposed materials used in the construction of the exterior of walls of the development hereby permitted shall be Cedral fibre cement sheets as details in, 'Cedral fibre cement sheets'.

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.

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