

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
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Address: 10-14 Middleton Road, Heywood OL10 2HT

29/05/2024

Proposal: Subdivision of single dwellinghouse into two dwellinghouses, insertion of door to front elevation, new window to first floor rear elevation following removal of existing chimney.

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

RECOMMENDATION	Grant STC
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CHECKED AND SIGNED OFF BY: RK

DATE: 03/06/2024

SITE

The application relates to 10-14 Middleton Road, a two-storey terraced property in Heywood. Middleton Road is in a residential suburb of Heywood, comprising predominantly early 20th Century terraced housing of a similar design and material palette. The area is typically suburban, with medium density housing, local amenities, and a patchwork of vegetation and greenspace.

The applicant property is unusual in that it is a double-front property within a row of uniform single-fronted terraced houses. It faces east, overlooking the public highway and a village green. It is adjoined by no. 16 to the south and no. 8 to the north. The rear garden projects south-west at a 45 degree angle, with the boundary of the curtilage bordering the rear gardens of no. 123-127 Manchester Road.

PROPOSAL

Permission is sought for the subdivision of a single dwellinghouse into 2 separate dwellinghouses, involving the installation of 2 front doors, alterations to the fenestration, removal of the existing chimney, and the installation of 2 skylights to the rear outrigger.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
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

Adopted Rochdale Core Strategy (CS):

DM1	General Development Requirements
C1	Delivering the right amount of housing in the right places
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
C3	Delivering the Right Type of Housing
P2	Protecting and enhancing character
G9	Reducing the impact of pollution, contamination and land instability
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

96/D33239- Change of use from shop to extend adjacent dwellinghouse – Grant Subject to Conditions

CONSULTATION RESPONSES

Environmental Health – 02/05/2024:

No objections.

Highways- 29/04/2024:

We have no highways reason to raise objections to this application.

Landuse (TFGM) – 25/04/2024:

No objections.

REPRESENTATIONS

Letters of notification were sent to surrounding properties 15/04/2024 – no objections were raised.

ANALYSIS

Principle for development:

Permission is sought for the subdivision of one dwelling into two separate dwellings. Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of the Core Strategy aims to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing of previously developed land. The site falls within the 'defined urban area' as set out in Policy G/D/1 of the saved Unitary Development Plan (UDP). Furthermore, policy JP-H4 of PfE states that new housing should be delivered a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

The principle for development therefore rests in the fact that an additional home would be provided on a previously developed site. It is recognised that whilst providing an

additional home, the proposed development would not necessarily accommodate more occupants across two properties. However, the subdivision would provide housing more akin to the adjoining houses and the property's former state, in terms of capacity and type, and is therefore considered appropriate.

Design:

Policies P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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.

Furthermore, paragraph 135 of the NPPF goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history. Paragraph 139 states that development that is not well designed should be refused.

The proposed changes include the instillation of a new front door, and the repositioning of the original front door, alterations to fenestration, the installation of two skylights to the rear outrigger, and the removal of the 'middle' chimney.

The proposed alterations to fenestration, including the additional doors and skylights, are well proportioned, suitably aligned, and therefore considered acceptable.

As an original feature, the removal of the chimney would be considered minor visual harm. However, the chimney's removal is necessary to open up more internal space and accommodate the stairs. Furthermore, the chimney is considered to be in a state of disrepair making the house cold and draughty. The minor visual harm is therefore considered to be justified in the interests of bringing this proposal forward.

Overall, 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.

Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed development would involve no structural alterations to increase the massing and scale of the properties. As such, there would be no increased overshadowing or overbearing impact. Furthermore, the additional windows would not alter the current levels of privacy, and it is noted that the additional rear window would serve a bathroom, which is considered to be a non-habitable room.

Space Standards:

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0

Both properties would have two storeys and two bedrooms, and would therefore need a minimum gross internal floor space of 70 sqm, including 2 sqm of built-in storage. The southern-most property has a gross internal floor space of 71.88 sqm and could therefore accommodate three persons across two bedrooms. The right-sided property has a gross internal floor space of 100.25 sqm, allowing 4 persons across two bedrooms. It is noted that both properties provide 1.5 sqm of built-in storage which isn't compliant with the minimum for two bedroom properties. However, seeing as the deficit is minimal, and the properties comply with the main aspects of the NDSS, the lack of built-in would not warrant a reason for refusal. Furthermore, there are opportunities within the bedrooms for built-in storage and furniture.

Overall, the proposal would not unduly impact on the amenity of future occupants or neighbouring properties and would be acceptable in accordance with policies DM1, the SPD and the NPPF.

Highway and Parking:

Maximum parking requirements as set out in appendix 5 of the adopted Core Strategy are set at 2 off-street parking spaces. Whilst the development would not provide any, it is noted that the existing dwelling makes use of on-street parking provisions in addition to the vast majority of nearby dwellings. As such, the sub-division of this dwelling would not contribute to on-street parking pressures to a material extent and the development would therefore be acceptable. Additionally, the council's highways officer raised no objection to the application, confirming that it is acceptable in accordance with policies T2 and DM1.

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:-

- Proposed elevations and floor plans: 02A
- Existing and proposed side elevations: 03
- Location plan
- Proposed site plan: 02

And the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan 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.

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.