

APPLICATION NUMBER: 24/00576/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00576/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 06.09.2024 EXT OF TIME 20.09.2024

Address: Glenmore, Alkrington Hall Road, North Middleton, Rochdale, M24 1WG

Proposal: Retrospective application for the construction of a new outbuilding following the demolition of the existing garage, a new storage shed and boundary fencing

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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 SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 20/09/2024

SITE

The application relates to Glenmore, a two-storey mid-20th century end terrace dwelling of redbrick construction in Middleton. It is adjoined to nos. 1-2 Home Farm to the north-east, which together with the host dwelling forms part of 'Home Farm Dairy', a Grade-II listed building. According to its listing, much of the heritage value of the building derives from the adjoining Home Farm, and Glenmore is specifically referred to as being of no special interest. Within the wider vicinity lies Grade-II* listed Alkrington Hall to the west. The property curtilage backs onto Stuart Walk, an unadopted road, to the south which is accessible via Colson Drive.

PROPOSAL

Retrospective planning permission is sought a number of additions and works to the rear curtilage of the host dwelling, including the following:

- ❑ Construction of a replacement outbuilding following the demolition of the existing garage. The outbuilding is characterised by a flat roof with timber cladding and corrugated metal construction form and measures 4.96m in length, 3.7m in depth, and 2.41m in height.
- ❑ Construction of a replacement timber garden shed which measures 2.46m by 1.88m in floor area. It is characterised a lean-to roof form with artificial grass and has a ridge height of 2.32m and a height to eaves of 2.06m.
- ❑ Construction of 2.1m-high timber boundary fencing and gate abutting Stuart Walk, following the removal of existing hedging.

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

Policy JP-P2 Heritage

Adopted Rochdale Core Strategy (CS):

P2 Protecting and Enhancing Character, Landscape and Heritage
P3 Improving Design of New Development

DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

24/00577/LBC - Alterations to fenestration along the rear elevation, including the blocking up of existing windows and the installation of bi-fold doors – To be determined at the time of writing

CONSULTATION RESPONSES

Conservation and Design

The larger of the two outbuildings replaced a previous concrete garage which was broadly of the same proportions. Given the presence of this previous lawful outbuilding, there is no objection in principle to the existing structure, although it would be preferable if it was timber throughout, as this will age and blend more in the longer term than the current corrugated metal. It is considered that given this context and the recent history, the new outbuilding has a neutral impact on the significance of Alkrington Hall and Home Farm Dairy.

The proposed shed is a relatively small structure, adjacent to the boundary with Home Farm Dairy and is largely seen in the context of Glenmore, the mid-20th century property. It is not a prominent feature and given the context, it is considered that it also has a neutral impact on the setting of the heritage assets.

The applicant has installed a fence along the boundary. It is regrettable that the existing hedge has been removed and this has had a negative visual impact. This fence is seen in some views of the Grade-II* Alkrington Hall. Whilst the need for privacy and security is understood, the Conservation Officer has advised that this should be achieved in a more visually sensitive manner such as screening by hedging.

Historic England

Historic England has not offered advice with regard to the proposal.

Joint Committee of National Amenity Societies

No comments received at the time of writing.

Highways and Engineering

Highways have no objections to the proposals.

REPRESENTATIONS

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

ANALYSIS

Design, Appearance and Heritage

Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 states, *“in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Policy JP-P2 of the adopted Places for Everyone and Policy P2 of the adopted Rochdale Core Strategy strive to protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

Paragraph 203 of the NPPF states, *“in determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraph 205 of the NPPF states, *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

The host property, Glenmore, forms part of the listing for Grade-II Home Farm Dairy alongside adjoining nos. 1-2 Home Farm. Glenmore is a later addition to Home Farm dating from the mid-20th century and is specifically referred to as being of no special interest in the official listing. The property is also sited and viewed within the setting of Grade-II* listed Alkrington Hall to the west.

Retrospective permission is sought for replacement outbuildings and fencing within the rear curtilage of the host dwelling. The replacement garage building occupies the same footprint as the previous lawful structure and does not appear materially larger than the existing. The replacement shed is of a modest scale set against the corner of the boundary fencing. By virtue of its scale, the outbuildings would be viewed as ancillary to the host dwelling and would constitute subservient additions. The outbuildings are contained within the curtilage of host dwelling and are not readily visible at street level from Stuart Walk beyond the flat roof forms. Given this site context, the additions are understood in the context of the mid-20th century dwelling and thus has a neutral impact on the setting of the Grade-II listed building and Grade-II* listed Alkrington Hall.

Whilst it is noted the use of timber and metal cladding to the larger outbuilding does not appear wholly complementary to the material palette of the host dwelling, the structure is mostly obscured by the boundary fencing and therefore has limited visual impact on the street scene. As established previously, considering Glenmore is not of special interest, the materiality of the outbuilding does not constitute harm to the mid-20th century dwelling as a heritage asset.

The proposed timber boundary fencing has resulted in the loss of the existing hedging which is regrettable. It is noted the applicant has proactively worked with the Council to reduce the visual impact of the fencing by way of shrubbery planting along the boundary. However, it is accepted the hard surfacing of Stuart Walk would not allow any planting to grow successfully in this location. Notwithstanding, the timber fencing would not appear wholly out of keeping with the character of the mid-20th century property and the modern residential development in the wider locality. On this basis, the design of the fencing has a neutral impact on the significance of the host dwelling and Alkrington Hall and is acceptable on balance.

The design of the proposal is therefore acceptable and accords with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted PFE, the SPD and the NPPF.

Residential Amenity

Protection of residential amenity is considered under Paragraph 135 of the NPPF which states developments should ensure a high standard of amenity for existing and future users. Policy DM1 of the adopted Rochdale Core Strategy also 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 constructed works comprising the replacement outbuildings and boundary treatments do not exceed the scale and heights of the previous structures and do not face any properties. As such, no concerns are had regarding any undue amenity impacts to neighbouring occupiers which would be acceptable in accordance with Policy DM1 of the adopted Rochdale Core Strategy, 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.*”

Notwithstanding Stuart Walk as an unadopted road, the timber fencing do not restrict existing vehicular access on the highway. The constructed works also do not impact on the existing parking arrangements of the host dwelling which would be retained to the north-west of the property. The proposal is therefore acceptable in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy.

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

1. The permission relates to the following plans:

- ☐ Location Plan – Drawing No. 860-06A received 12/07/2024
- ☐ Existing Site Plan – Drawing No. 860-05 received 12/07/2024
- ☐ Proposed Site Plan – Drawing No. 860-01 received 18/06/2024
- ☐ Proposed Floor Plans and Elevations – Drawing No. 860-02 received 18/06/2024
- ☐ Existing and Proposed Boundary Treatments – Drawing No. 860-08 received 06/09/2024

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 adopted Places for Everyone Joint Development Plan 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.

