

APPLICATION NUMBER: 25/00706/FUL

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DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00706/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 05.09.2025 **EXT OF TIME** N/A

Address: 2 Sussex Avenue, Heywood, BL9 7JE

Proposal: Change of use of land to rear to form extension to existing residential curtilage (retrospective)

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?	Y

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/A

RECOMMENDATION

GRANT STC

SITE

The application relates to a rectangular parcel of land to the rear (southwest) of no. 2 Sussex Avenue. The land is bounded by a low-level timber fence and is separated from no. 2 Sussex Avenue by a pedestrian access to the rear of nos. 2 and 4 Sussex Avenue. Nos. 6 to 16 Sussex Avenue have extended their gardens by approximately 10m in depth.

PROPOSAL

Retrospective permission is sought to change the use of the land to form an extension of the residential curtilage of no. 2 Sussex Avenue.

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:

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

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

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and one neutral representation was received. The letter raised no objections to the application subject to the retention of the existing pedestrian access between the application property and the land in question.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area as allocated under saved UDP Policy G/D/1. The proposed change of use constitutes an enlargement of the existing residential curtilage of no. 2 Sussex Avenue, and the site is situated within an established residential development where other property (nos. 6 to 16 Sussex Avenue) have also extended their residential curtilage to a similar degree.

On this basis, the principle of development of this change of use to residential use within the Defined Urban Area would be acceptable, subject to the proposal being acceptable against all other material considerations, including design and appearance, residential amenity, highway safety and parking provision.

Design and Appearance

Achieving good design 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 PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials.

It is not considered that the use of the land as residential curtilage would unduly harm the character and appearance of the locality. The use of a low-level timber fence has maintained the openness of the land, and this boundary treatment is considered acceptable.

In light of the above assessment, the proposed development would comply with CS Policies DM1 and P3, PfE Policy JP-P1 and the NPPF.

Residential Amenity

Protection of residential amenity is considered under CS Policy DM1, 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. With regard to applications for changes of use to residential use, Section 4.10 of the SPD states *'the Council will take into account the impact of residential use on the area and will also seek to secure a good standard of amenity for the future occupants.'*

The plot of land subject to the change of use forms part of the enlarged residential curtilage of no. 2 Sussex Avenue. The immediate locality is also of exclusively residential use. As such, the proposal is expected to be subject to the standard of amenity experienced by existing residential dwellings in the area which would be satisfactory.

The proposed boundary fence would be low level and is not considered to result in significant overbearing and overshadowing impacts to the neighbouring occupiers.

With regard to occupier amenity, the proposal would improve the standard of living for the occupiers of the application property through an enlargement of their outdoor amenity space.

The proposal would not unduly impact on the amenity of the occupants and is therefore in accordance with CS Policy DM1, the SPD and the NPPF.

Highways and Parking

CS Policy DM1 requires development proposals to *'provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.'*

The application site is isolated from the adopted highway network and would not affect the operation of the highway network or the provision of off-street parking. Moreover, the servicing arrangements are considered acceptable by virtue of the retention of the access to the rear of the application property and no. 4 Sussex Avenue.

The proposed development is therefore acceptable with regards to highway safety and parking provision and would accord with CS Policies T2 and DM1.

RECOMMENDATION: Grant subject to the following condition

1. The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved:

LOCATION PLAN. Ref: SP/IL/4404. Rev00

SITE PLAN & ELEVATIONS. Ref: SP/IL/4405. Rev00

Reason for the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, 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.

Report Author Bob Melling