

Application Number:	24/01189/HOUS
Location:	2 Severn Drive, Milnrow, Rochdale, OL16 3ET
Proposal:	Erection of a detached single storey brick garage.
Applicant:	Mr Chris Thompson
Case Officer:	Sam Yuen
DETERMINATION DATE 10.02.2025	EXT OF TIME: N/A
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

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

Location

The application relates to no. 2 Severn Drive, a detached bungalow located in a residential suburb in Milnrow. The dwelling is adjacent to no. 4 Severn Drive to the east, adjacent to nos. 30, 32, 34 and 36 Pennine Drive to the west, and faces the highway to the north. The rear curtilage boundary backs onto the side curtilage boundary of no. 23 Newfield View to the south. The property benefits from hardstanding to the front and side of the dwelling.

Description of Proposal

Planning permission is sought for the erection of a single-storey detached garage to the rear curtilage of the property. The garage is characterised by a dual-pitched roof form and measures 3.59m in width and 8.09m in depth with a ridge height of 3.49m and a height to eaves of 2.62m.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

22/01002/CPL - Application for a certificate of lawfulness for proposed dormer extensions on side elevations, new window openings on front and rear elevations at first floor level and alterations to fenestrations on all elevations. – Grant

22/00039/HOUS - Dormer extensions on side elevations, new window openings on front and rear elevations at first floor and alterations to fenestration on all elevations – Refuse

Officer's Comments:

1. The proposed development would result in significant overlooking and loss of privacy for the occupiers of No. 4 Severn Drive and Nos. 34 and 36 Pennine Drive by reason of the close proximity of principal windows and non-compliance with the relevant minimum separation distances set out in the below mentioned SPD. As such the application is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

87/D20794 - Single Storey Extension To Rear Of Dwellinghouse - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

No comments received at the time of writing.

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following representations:

- ☐ The proposed garage may further block views from the neighbouring property.
- ☐ The current renovation to the host dwelling has caused continuous noise disruption and dust.
- ☐ The renovation has resulted in rat infestation on the site.

Officer's Comments:

- ☐ Concerns relating to loss of outlook is addressed under the 'Amenity' heading of the report. Loss of view is not a material planning consideration.

- ❑ Noise and disturbance generated in excess of what is 'acceptable' would be controlled via separate legislation through the Council's Public Protection Service.
- ❑ Concerns regarding pest control should be directed to the Council's Public Protection Service.

Policy

National

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:

Policy JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ 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 Policies 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.
- ☐ The proposed detached garage is of a single-storey form and would be sited to the rear of the host dwelling. It would also be seen in the context of the existing garage outbuildings in the immediate vicinity and would appear as a subservient addition to the host dwelling.
- ☐ The use of a dual-pitched roof form would also be in keeping with the form of the bungalow.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ 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 would be sited to the rear of the curtilages of nos. 32 and 34 Pennine Drive and would be visible 1.69m above the existing boundary fencing. Notwithstanding, the garage would be seen alongside the existing garages of nos. 32 and 34 and given the enclosed nature of the immediate surroundings, the proposal would not adversely impact on the access to light and outlook of the adjacent occupiers.
- ☐ The submitted plans indicate sufficient residual garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ 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.”*
- ☐ The proposed garage would sever part of the existing hardstanding but would nonetheless retain space for two off-street parking space.

- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

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. The permission relates to the following plans:

- ☐ Location Plan – received 02/12/2024
☐ Existing Site Plan – Drawing no. CT-24-02 received 16/12/2024
☐ Proposed Site Plan and Roof Plan – Drawing no. CT-24-03 received 16/12/2024
☐ Proposed Floor Plan, Elevations and Section Plan – Drawing no. CT-24-01 received 02/12/2024

and the development shall be carried out in 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 adopted Places for Everyone Joint 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
Report Completed	07/02/2025	Signed: SY
Authorisation	10/02/2025	Signed: TH

Report Author Sam Yuen