

Application Number:	24/01224/HOUS
Location:	10 Wicken Bank, Heywood, OL10 2LW
Proposal:	Erection of rear outbuilding
Applicant:	Mr Marcus Wood
Case Officer:	Bob Melling
DETERMINATION DATE 06.02.2025	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 by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Amended plans were submitted which removed the air conditioning unit from the proposed outbuilding.

Summary of comments from neighbours, consultees and Planning Panel

1 objection which raised concerns regarding noise disturbance, overbearing impact, drainage and damage to hedge roots.

Officer's response: The proposals have been amended to remove the air conditioning unit. The visual impact of the development on neighbouring properties will be assessed under the heading 'Residential Amenity.' The drainage solution is considered appropriate for a development of this scale and it is not possible for the local authority to enforce the ongoing maintenance of the water butt. The local authority is satisfied with the measures set out in the tree report and it is not considered that the proposals would result in substantive harm to trees or hedges.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed outbuilding would be located in the south-western corner of the rear garden, behind the existing attached garage. It would have a maximum height of 3m and would measure at least 0.77m from the shared boundary with no. 8 Wicken Bank and 0.8m from the boundaries shared with nos. 2 and 4 Lenten Grove. The midpoint of the proposed outbuilding would be roughly level with boundary between by nos. 2 and 4 Lenten Grove. The outbuilding would be located in a shaded corner of the garden, well-screened by the combination of 1.8m tall close-boarded fencing, established conifer hedging of approximately 3m in height and mature trees. The outbuilding would be located to the north of nos. 2 and 4 Lenten Grove, which would reduce any potential overshadowing, and it would sit in-between the aforementioned properties, which would also lessen its visual impact.

It is not considered that the proposed outbuilding would unduly overshadow the rear elevation of no. 8 Wicken Bank given the comfortable level of separation. Further, the outbuilding would not dominate views from the windows of no. 8 Wicken Bank, nor would it have an overbearing impact on the primary area for sitting out. Moreover, it is not considered that the outbuilding would result in a loss of privacy for

neighbouring properties given that the only fenestration would face east towards Middleton Road.

In light of the above, the proposal is therefore deemed acceptable on balance in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF

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:

- Location Plan
- Sheet no. 01. Existing Block Plan. Issue 27.01.25
- Sheet no. 02A. Proposed Block Plan. Issue 27.01.25
- Sheet no. 03A. Proposed Site Layout Plan. Issue 27.01.25
- General Arrangement. Dwg no. 3018-GA-001. Rev D. Sheet 1/4
- Electrical / Int. Plan View. Dwg no. 3018-GA-001. Rev D. Sheet 2/4
- Piling Layout. Dwg no. 3018-PL-001. Rev D. Sheet 4/4

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the 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 be in accordance with details provided within the materials section of the submitted application form unless otherwise approved in writing by the Local Planning Authority.

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.

4. The development hereby approved shall be undertaken in accordance with the tree and hedge protection measures set out in the 'Planning Statement with Tree Report' produced by R L Planning dated December 2024.

Reason: In order to protect the existing trees and hedges in the interests of the amenities of the area and in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
Report Completed	31/01/2025	Signed: BM
Authorisation	05/02/2025	Signed: TH

Report Author Bob Melling