

**APPLICATION NUMBER: 23/01355/HOUS**

|                                         |                                                                                                                                                                                                                                           |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>              | 23/01355/HOUS                                                                                                                                                                                                                             |
| <b>Location:</b>                        | 30 Hartford Avenue, Heywood, OL10 4XH                                                                                                                                                                                                     |
| <b>Proposal:</b>                        | Erection of single storey side extension, 2m high boundary fence, reduction in length of existing detached garage, increase in width of existing parking area to the rear and addition of larch panelling to the existing front elevation |
| <b>Applicant:</b>                       | Mr N Fryer                                                                                                                                                                                                                                |
| <b>Case Officer:</b>                    | Bob Melling                                                                                                                                                                                                                               |
| <b>DETERMINATION DATE</b><br>08.03.2024 | <b>EXT OF TIME</b> 13.06.2024                                                                                                                                                                                                             |
| <b>RECOMMENDATION:</b>                  | <b>Grant subject to conditions</b>                                                                                                                                                                                                        |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

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

**Location**

The application relates to no. 30 Hartford Avenue, a two-storey, semi-detached dwelling in Heywood. The application property is located on a corner plot and faces south towards the turning head of the cul-de-sac. The property is adjoined to no. 32 Hartford Avenue to the west and is adjacent to no. 28 Hartford Avenue to the north. The application property benefits from a detached garage to the rear and a generous wraparound curtilage bounded by timber fencing and mature vegetation.

**Description of Proposal**

Permission is sought for the following:

- ☐ Erection of a single-storey side extension with a lean-to roof and a projection of 3.5m from the existing side elevation. The extension would be set back 0.14m from the existing front elevation and set flush with the existing rear elevation. The extension would be constructed in matching brick and slate roof tiles.

- ② Addition of larch panelling to the existing front elevation to replace the original rosemary clay tiles.
- ② Erection of 2m high timber fencing to replace the existing timber fence including additional planting along the eastern boundary of the curtilage.
- ② Reduction in length (0.5m) of existing garage and increase in area of hardstanding to the rear to facilitate off-street parking.

### **Relevant History**

N/A

### **Township/Member comments**

N/A

### **Consultee responses**

Highways And Engineering

No objections.

### **Representations**

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

### **Policy**

#### **National**

National Planning Policy Framework (NPPF) – December 2023  
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

#### **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 19<sup>th</sup> 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**

Amendments were sought to reduce the length of the proposed boundary fence, remove the proposed front porch extension, remove the proposed car port to the rear and alter the proposed materials for the side extension. The description of development was also amended to include the existing larch panelling to the front elevation.

### **Assessment**

#### **Design: DM1 and P3**

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identify that: *"Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used."*

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *"of high quality design and take the opportunity to enhance the quality of the area"* and to *"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."*

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."*

No concerns are had with the proposed side extension, which would have an appropriate scale, roof design and material palette. .

The proposed timber fencing would largely reflect the existing, albeit with an increased height and less permeable design. Notwithstanding, the visual impact of the fencing would be softened by the existing vegetation and the proposed planting.

Whilst the proposed larch panelling to the front elevation would contrast with the overriding use of rosemary tiles in the street scene, there are examples of properties in close proximity that have either replaced the original tiles with an alternative material, or that have used a contrasting tile colour. On balance, the proposed larch panelling is not considered to result in undue harm to the character of the host property or street scene and would not warrant the refusal of the entire application.

Lastly, no concerns are had with the reduction in length of the existing detached garage to the rear.

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

#### **Amenity: DM1 and SPD**

Given the nature of the proposals, it is not anticipated that the proposed development would give rise to any undue loss of residential amenity for nearby

properties. The proposed extension would measure a sufficient distance from neighbouring properties (at least 14m) by virtue of being located on a corner plot.

In addition, the proposals would not affect the current levels of amenity enjoyed by the occupants of the application property.

As such, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

**Highways and Parking:** DM1 and T2, Appendix 5

Policy DM1 of the 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 existing dwelling has no viable off-street parking provision. However, it was noted during a site visit that a vehicle was parked on the area of hardstanding to the front of the existing detached garage, albeit the vehicle was overhanging the pedestrian footway.

Therefore, the proposed 0.5m reduction in the length of the existing garage and the proposed 1m increase in the width of the existing area of hardstanding to the front of the garage would be an improvement on the current situation, allowing for two off-street parking spaces.

The proposed parking arrangements are therefore acceptable and 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. The permission relates to the following plans:

- Location. Drawing no. E00
- Existing Site Plan. Drawing no. E01.
- Existing Plans. Drawing no. E01
- Existing Elevations. Drawing no. E03. Rev A
- Proposed Site Plan. Drawing no. P01. Rev C
- Proposed Plans. Drawing no. P02. Rev B
- Proposed Elevations. Drawing no. P03. Rev B
- Proposed Fencing Details. Drawing no. P04. Rev B

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 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 drawing number P03. Rev B 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, the Places for Everyone Joint Development Plan 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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 17/04/2024  | Signed: BM     |
| <b>Authorisation</b>    | 12/06/2024  | Signed: RC     |

Report Author Bob Melling