APPLICATION NUMBER: 20/01353/AM

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Location:	1144 Manchester Road Rochdale OL11 2XX
Proposal:	Variation of Condition 2 (approved plans) of planning permission 20/00413/HOUS to allow for increase in height of siting of approved detached garage
Applicant:	Mr Steve Simkiss
Case Officer:	Ryan Killeen
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?	**N**

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

Location

The application relates to 1144 Manchester Road, a two storey semi-detached property in the Castleton area of Rochdale. The property is orientated east towards the highway and is set away and lower than the highway. The property is adjoined to 1146 Manchester Road to the south and adjacent to 1142 Manchester Road to the north, which is set higher than the subject property. The property benefits from an extensive rear garden, beyond which is open space and the Rochdale Canal.

Description of Proposal

The amendments to the garage include:

- Raise in floor level to open up onto raised decking
- Raise in ridge height of 0.6m

Relevant History

20/00954/NMA Application for non-material amendmen to planning application 20/00413/HOUS for alterations to floor level increasing ridge height
Refused – 02/09/2020

Reason: In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered to be a material change and therefore require the submission of a new planning application. In particular, the proposed amendments to increase the height of the approved garage would pose an additional and material impact to the residential amenity of the adjacent property by virtue of increased overbearing impact and overshadowing, as well as appearing visibly larger in terms of its size, scale and massing.

20/00413/HOUS Erection of new detached garage following removal of existing garage and decking - Resubmission of 19/01202/HOUS

Granted Subject to Conditions – 12/06/2020

19/01202/HOUS Erection of new detached garage following removal of existing garage and decking

Granted Subject to Conditions – 07/01/2020

16/00890/HOUS Proposed single storey rear extension to dwelling

Granted Subject to Conditions – 06/10/2016

15/00980/HOUS Single Storey Rear Extension

Granted Subject to Conditions – 30/10/2015

Representations

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

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

None Applicable

Assessment

Design: DM1 and P3

Under the application 19/01202/HOUS, it was concluded that the appearance of development and the impact on the visual amenity of the surrounding street scene was acceptable. It is not considered that the 0.6m increase in siting would produce an unduly prominent structure.

In light of this, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed amendment would increase the height of the garage at its highest point by approximately 0.6m to 5.3m. The eaves of the garage would rise 0.5m above the existing boundary treatment rather than being sited below.

Whilst this would create a more substantial overbearing impact on the rear garden of no.1142, due to the increased siting of the garden of no.1142 relative to the proposed structure, it is not considered so significant as to warrant a refusal. Further to this, it is considered that the siting much further west of the most intensively used amenity space further compounds the satisfactory relationship between the proposal and the amenity of the neighbouring dwelling.

In light of the above, 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.

Ecology and Trees:

The proposal is to assume the same footprint as the previous application. Whilst slightly higher to eaves, it may threaten to cause interference with the most outermost branches. The previous conditions are to be repeated to ensure due diligence is given to the protected tree.

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
- Existing and Proposed Floor Plans, Elevations, and Site Sections (110 Revision K)
- Existing and Proposed Site Plan (111 Revision F)

   And the development shall be carried out in complete 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 and the National Planning Policy Framework.

3. The materials used in the construction 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 and the National Planning Policy Framework

4. No development shall take place until the tree that is to be retained within the site has been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period. The development shall thereafter be carried out in full accordance with the revised Arboricultural Method Statement received on 4th May 2020.

   Reason: In order to protect the existing tree on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

   Reason for pre-commencement condition: The tree must be protected before any works are carried out.

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	25/11/2020	Signed: RK
Authorisation	15/12/2020	Signed: KN

Report Author Ryan Killeen