

Application Number:	23/00931/HOUS
Location:	1 Stoney Head Higher Calderbrook Road Littleborough Rochdale OL15 9NH
Proposal:	Erection of a detached single storey building to form storage and garage building - Retrospective
Applicant:	STEVEN KERSHAW
Case Officer:	Hamish Rigg
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 a single-storey outbuilding built within the curtilage of 1 Stoney Head on Higher Calderbrook Road, Littleborough. Stoney Head lies in a rural location surrounded by farmland and York Stone cottages and houses. The property is in an elevated and prominent position, overlooking Salley Street to the east. The landscape is characterised by a sense of openness and greenery, whilst the houses and buildings predominantly conform to a similar 'quaint' York Stone design. The site is connected by ancillary roads leading towards Littleborough and the A6033 thus preventing it from being isolated.

The structure sits north-east of 1 Stoney Head, yet its front elevation face west. To the east, the rear elevation faces the rear gardens of a row of terrace houses on Salley Street. The building is accessible by vehicle via a private road from Salley Street.

The site falls within dedicated green belt land as per the Rochdale Unitary Development Plan (2016).

Description of Proposal

Permission is sought retrospectively for the erection of a single-storey garage and storage building with a pitched gable roof. The east facing garage section is taller

and wider than the west facing storage area. The garage measures approx. 7m in width; 3.1m in height to eaves; 5.4m in max height; and 8m in depth. The west facing storage section measures approx. 3.9 in width; 2.7m in height to eaves; 4.5m in max height and 7.2m in depth. The storage area is adjoined by a canopy on the southern elevation, adding an additional width of 2.9m. The total length of both elements measures approx. 15.2m.

The proposal includes a stone plinth wall around the base of the garage's elevations, and a grey roller shutter on the garage's eastern elevation. The southern elevation includes two windows, and two timber 'stable doors', although one door has been blocked up internally. The western elevation includes two single windows. All windows use UPVC frames. The roof is clad in grey roof tiles, and off white render has been applied to all elevations.

Relevant History

11/D54242: Erection of detached double garage and 2 stables – Granted subject to conditions.

16/01304/HOUS: Erection of a detached single storey building to form garage and two stables – Granted subject to conditions.

The current application is retrospective in relation to applications 11/D54242 and 16/01304/HOUS. Under both applications permission was granted for a single-storey outbuilding of almost identical design, form, and use. The 'as built' structure is predominantly in line with the plans approved under 16/01304 bar a few minor alterations to fenestration, door position and ridge height.

Internally the outbuilding differs from the 2016 approved plans by removing the partition between the two stables, resulting in a single large store room and w.c area. Furthermore, a small staircase has been installed inside the garage leading to a storage area over the garage. Additional changes include one of the two stable doors being blocked up, and a roller shutter on the front elevation rather than an aluminum 'graphite grey' garage door.

Previous plans indicated a sloping ground level along the western elevation. This has since been levelled with concrete to form a raised hardstanding area which meets steps from the main dwelling.

Township/Member comments

None

Consultee responses

Conservation And Design

Received 25/09/2023:

The application site is located off Salley Street in Littleborough. Many of the properties within the surrounding area, including those along Higher Calderbrook Road and Salley Street are depicted on the first edition OS map from 1851:

Given their age and the survival of historic fabric and features, they are of some architectural and historic interest. These properties meet the criteria for consideration as non-designated heritage assets. To meet the requirements of NPPF paragraph 194, a heritage statement should be submitted.

It is noted that this application follows on from previous approvals for an outbuilding in this location. The outbuilding as constructed is not likely to have any greater impact on the nearby heritage assets than the schemes previously approved. No heritage objections.

Officer's response:

In light of the longstanding planning history for this development, it has been decided that a supporting heritage statement is not required. The changes to the previously approved applications, which did not require a heritage statement, are considered immaterial, thus would have no additional impact on the surrounding non-designated heritage assets.

Representations

Letters of notification were sent to surrounding properties 06/09/2023. No objections were raised.

Policy

National

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

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/2 Green Belt

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

Principle of development and Green Belt: G/D/2

The application site is located in the designated Green Belt. The land subject to this application was accepted as curtilage associated with the residential dwelling at

number 1 Stoney Head as part of planning application 11/D54242. In the context of this permission, the principle of the proposed development has been established and thus complies with saved UDP policy G/D/2, Core Strategy Policy G4 and the NPPF.

Design: DM1 and P3

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

In terms of form, massing, and scale, the as-built structure is not considered to be a significant departure from the plans approved under applications 16/01304/HOUS and 11/D54242. The officer corroborates the previous view that the building is not an incongruous or overbearing feature, and is therefore in respect of its rural and open context. It remains a uniform and modest structure which would not detract from the visual amenity of the host dwelling or surrounding properties.

The material palette also contributes to a high quality finish, particularly the York Stone plinth wall, stone lintel, and slate roof tiles, which reflect the traditional rural aesthetic of the area. Conversely, the render and UPVC anthracite windows demonstrate a more contemporary finish. Nonetheless, the outbuilding corresponds with the extension and garage attached to no. 1 Salley Street which similarly uses off-white render and anthracite window frames and garage door. Therefore, the outbuilding conforms to the high standards of contemporary development demonstrated throughout the area, and represent a good example for future development.

One point of concern is the new 'roller shutter' garage door which replaced the previous 'up and over' door. The roller shutter is considered a lower standard of design, and as a prominent feature which faces the public highway on Salley Street, it has the potential to detract from the building's overall design and finish. Despite this, the new roller shutter is not a material planning consideration and therefore would not warrant a refusal.

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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The development would have no greater impact on the amenity of neighbouring residents than the building for which planning permission was granted under applications 11/D54242 and 16/01304/HOUS. The building is of the required scale and distance from neighbouring properties to ensure it would not adversely affect the amenity of neighbouring residents through visual intrusion, overshadowing or overbearing impact. Furthermore, the nature of the proposed use as a garage and storage room would ensure there is no loss of privacy for neighbouring residents. Therefore the proposal complies with Core Strategy policy DM1.

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

The proposed development would retain the Council's maximum standard of two off-street parking spaces. Additionally it should not result in unacceptable servicing arrangements. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to the following conditions

1. This permission relates to the following plans:

Previously approve and as built block plans: 23.2159

Location plan

As built floor plans/ section plan: 23.3159.1A

As built front, back and side elevation plans: 23.3159.2A

As built elevation plans: 23.3159.3

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

2. The development hereby approved shall only be used for purposes which are incidental or ancillary to the use of no. 1 Stoney Head and for no other purposes.

Reason: in the interest of neighbouring amenity and highway safety and in accordance with policies T2 and DM1 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	10/11/2023	Signed: Hamish Rigg
Authorisation	17/11/2023	Signed: RG