APPLICATION NUMBER: 20/01273/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01273/FUL	Emily Sykes	17 December 2020

Address: Garages Site And Access Road Rear Of 13 25 Hillside Drive Middleton M24 2LS

Proposal: Demolition of existing garage and erection of three garages

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	Y
	Neighbour letters expired?	Y	**Press Notice expired?**	N/A

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N/A
	Neighbour comments received?	Y

EIA	**Screening opinion completed and saved to Onbase?**	N

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

RECOMMENDATION	Grant Subject to Conditions

CHECKED AND SIGNED OFF BY: AT **DATE: 24.12.2020**

SITE

The application refers to a garage site to the rear of the dwellings at no.13 – no.25 Hillside Drive in North Middleton, and specifically an area within the eastern part of the site which currently contains one garage. The wider garage site consists of 12 flat roof garages which face south-east towards the rear of the dwellings on Hillside Drive and the access track which provides access to the garages and the rear of the dwellings. To the rear of the site sits the rear gardens of dwellings on Longmead Way and a series of trees. The Middleton Town Centre Conservation Area lies immediately adjacent to the western boundary of the garage site.

PROPOSAL

The application proposes the erection of an attached row of three garages, following the demolition of the existing garage. The proposed garages will be approximately 5.1m in length, each with a width of 2.4m with an overall width of 7.7m. This replaces the existing garage of the same length and a width of approximately 2.6m. The proposed garages will be constructed with brick, with a corrugated steel roof and roller shutter doors.

RELEVANT PLANNING POLICY

National Guidance

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

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:

P2	Protecting and Enhancing Character, Landscape and Heritage
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 Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

None Applicable

CONSULTATION RESPONSES

Highways And Engineering

No comments or objections raised in relation to this proposal.

Conservation Officer

No comments or objections raised in relation to this proposal.

REPRESENTATIONS

Letters of notification were sent to all surrounding neighbours and a site notice was displayed. 8 no. neighbour representations were received; one in favour and seven in objection. The supporting representation noted that the area at current is not secure and is an eyesore with fly tipping. It states that there is no objection to the area being tidied up and new garages being built as this is the plot's existing use.

The 7 no. comments in objection to the proposed application raised concern to the following items:

- Concerned about further felling of existing trees in the area
- Rainwater runoff and drainage running directly on to land at rear of garages
- Commercial use of garages by traders for storage and workshops (noise nuisance with power tools and large vans causing exhaust fumes)
- Access to occupiers garage may be more limited due to garages being used for commercial use (large vehicles result in neighbours being unable to access the rear of their dwellings by foot)
- Invasion of privacy

The above neighbour objections will be addressed within the amenity section of this report.

ANALYSIS

Design and Heritage

The existing garage is considered to be rundown and harmful to the visual amenity of the surrounding area. The proposed development is considered to be a visual improvement to the existing garage, as it provides a more up-to-date design which is not worn and dated. This is in accordance within policies DM1 and P3 of the Council's adopted Core Strategy which require that development proposals demonstrate high quality design which take the opportunity to enhance the quality of the area.

It is considered that the proposed garages are of an appropriate scale, design and massing, as they are the same length as the existing garage. The addition of the two extra garages adds 5.1m in width to the width of the existing garage, but due to the size of the curtilage this is not considered to be an overdevelopment of the plot.

The proposed development is situated close to a Conservation Area. It is considered that the proposed development will not harm the setting of the conservation area as it is located on an existing garage site and is appropriate within its size, design and massing. The proposed development does not result in an undue change in design and therefore does not unduly harm the setting of the conservation area.

The design of the proposal is therefore acceptable and accords with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity

It is considered that the proposed garages act as a replacement of the existing garage, therefore there will be minimal harm to neighbour amenity. Whilst there is

the addition of two extra garages, it is considered that the proposed garages will not be unduly overbearing or overlooking due to the size of the curtilage and the positioning of the proposed development.

The neighbour objections raised concern that the proposed garages will be used for commercial use and the harm to the residential amenity which will be the result of this. As the garage site has not been approved for commercial use, a condition will be added which states that the garage shall not be used for any trade or business purpose.

The neighbour objections also raised concern in regards to the rainwater runoff and surface drainage. It is considered that the proposed development will not have any further harm on the surface drainage, as the water will permeate through the existing surface which is loose gravel as it does in its existing form.

Overall, it is considered that the proposed development will not unduly harm the amenity of the neighbouring occupiers as per policies DM1, the Guidelines and Standards for Residential Development SPD and the NPPF. A condition will be added to the development to ensure that the proposed garages will not be used for a commercial use which could unduly harm the amenity of the neighbouring occupiers.

Highways, Access and Parking

The proposed development involves the demolition of the existing garage, but as this is being replaced with three others the current parking arrangements will not be harmed. These proposed garages will not be run down and therefore will be more built for purpose than the existing garage. The proposed development does not block the access road to the garages and the rear of the dwellings on Hillside Drive. The Highways and Engineering Officer did not raise any objection to the proposed development. It is considered that the proposed development is in accordance with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

RECOMMENDATION

Grant Subject to 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
   - 101 Existing Plans and Elevations
   - 102B (Rev. B) – Proposed Plans and Elevations

   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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The garages hereby permitted shall not be used for any trade or business purpose.

Reason: In the interests of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure 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.

Notes for Applicant:

Report Author Emily Sykes