

APPLICATION NUMBER: 24/01203/HOUS

Application Number:	24/01203/HOUS
Location:	884 Oldham Road, Rochdale, OL11 2BN
Proposal:	Erection of detached garage
Applicant:	Mr Shah Hussain
Case Officer:	Sam Yuen
DETERMINATION DATE 31.01.2025	EXT OF TIME
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 no. 884 Oldham Road, a two-storey semi-detached dwelling located in Balderstone. The dwelling is adjoined by no. 882 to the north, adjacent to no. 894 to the south, and faces the highway to the east. The rear curtilage boundary backs onto open Green Belt land. The property benefits from a spacious curtilage space which is currently unsurfaced and used as off-street parking space.

Description of Proposal

Planning permission is sought for the erection of a detached triple garage to the rear curtilage of the dwelling. It is characterised by a hipped roof form and covers a footprint of 10.01m by 6.07m with a ridge height of 4.5m and a height to eaves of 2.75m. It would be constructed in materials to match the host dwelling.

The submitted plans also indicate the extension of hardstanding to facilitate access to the garage and would be constructed in permeable resin bound gravel or block paving.

The application follows the previous approval 18/00079/HOUS which was partially implemented, with only the two-storey extension constructed. The applicant intends to undertake the remaining external works, including the construction of hardstanding, landscaping and front boundary treatments, which have been shown on the proposed plans. As such, the consideration of this application would only relate to the detached garage and the extension of hardstanding.

Relevant History

18/00079/HOUS - Erection of two storey extension to side, single storey extensions to front and rear, replacement detached garage and construction of new front boundary wall - Grant subject to conditions

17/00213/HOUS - Two storey side extension single storey front and rear extensions including demolition of existing rear garage and erection of new together with dropped kerb to front – Refuse

17/00708/HOUS - Two storey side extension, single storey rear extension, demolition of existing garage and erection of new garage – Resubmission - Withdrawn

05/D45171 - Formation Of Vehicular Access To A Classified Road. - Grant subject to conditions

03/D41847 - Single Storey Side Extension And Detached Garage To Rear Of Dwelling - Grant subject to conditions

02/D40236 - Two Storey Side And Single Storey Front Extension To Dwelling. – Withdrawn

00/D37475 - Conservatory Extension To Rear Of Dwelling - Grant subject to conditions

78/D07539 - Single-Storey Extension For Disabled Person's Bathroom - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have no objections to the proposal.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

National Planning Policy Framework (NPPF)
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:

Policy 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 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

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are

visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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.

- ☐ The proposal seeks to construct a detached triple garage to the rear curtilage of the host dwelling. Notwithstanding its substantial scale, the garage would be sited directly behind the dwelling which would obscure much of the structure from the public vantage points on the highway. The garage would project 1.64m further from the side elevation wall of dwelling, however, this projection is marginal and would have less visual impact when compared with the garage approved in 18/00079/HOUS.
- ☐ The applicant is also expected to carry out landscaping works approved in 18/00079/HOUS, including the planting of trees and Laurel hedges, which would further minimise any residual visual impacts from the proposal.
- ☐ By virtue of its rear siting and single-storey form, the garage would appear subservient to the host dwelling. The use of a hipped roof form would also be in keeping and raises no concerns.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ The proposed works also include the extension of the driveway from the previous permission which would further increase the coverage of hardstanding within the curtilage. Whilst this layout is less than ideal, much of the proposed hardstanding would not be readily visible from the street scene and thus would not amount to undue visual harm in this regard.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ The proposed garage would be sited at the rearmost point of the curtilage and would be screened by the extensive tree cover which sits in the neighbouring curtilage of no. 882. As such, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would be in accordance with Policy DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale 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 proposed development would retain sufficient off-street parking spaces for the host property which would be acceptable.
- ☐ The proposed extended driveway would be constructed in a permeable material. As permeable driveways do not require planning permission, it would not be necessary to condition details.
- ☐ The proposed parking arrangements would be acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

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 Plan – Drawing no. H397-101 received 06/12/2024
- ☐ Existing Site Plan – Drawing no. H397-102 received 06/12/2024
- ☐ Proposed Site Plan – Drawing no. H397-103 received 06/12/2024
- ☐ Proposed Site Plan, Floor Plan, Elevations and Section Plan – Drawing no. H490-001/A received 29/01/2025

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 adopted 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 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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	29/01/2025	Signed: SY

Report Author Sam Yuen