Application Number:	19/00519/HOUS
Location:	1 Palatine Avenue Rochdale OL11 5YP
Proposal:	Conversion of existing garage into a study room including construction of pitched roof over existing flat roof
Applicant:	Mr. R Andrew
Case Officer:	James Hughes
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**

Location

The application relates to 1 Palatine Avenue, an end of terrace property in Rochdale.

The dwelling is adjoined to 3 Palatine Avenue. The dwelling is located to the north west of the junction of Palatine Road and Palatine Avenue. There are no properties or dwellings opposite the front of the subject property. The rear elevation of the subject property backs onto an unnamed service road.

The current garage subject to the proposal is accessed via Palatine Road to the east of the subject property.

Description of Proposal

The application seeks permission for the proposed conversion of an existing attached garage located to the rear of the subject property into a habitable room. The proposal includes the alteration of the existing fenestration, including the replacement of the garage door with double glazed UPVC patio doors and the bricking up of an existing side door with brick work to match the existing garage. The proposal also seeks the construction of a mono-pitched roof over the existing flat roof. The mono-pitched roof will include the addition of two roof lights.

Relevant History

19/00226/CPL - Application for a certificate of lawfulness for the conversion of existing garage into a study room including construction of pitched roof to replace existing flat roof – refused.

Township/Member comments

N/A

Representations

Letters of notification have been sent to neighbouring occupants and no letters of representation has been received.

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
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

The proposed amendments to the garage to allow for the garage conversion and proposed alterations to the roof, by virtue of the scale, design and pitch, would be clearly subservient and in keeping with the character of the host dwelling.

The proposed mono-pitched roof and materials, as well as alterations to the fenestration of the garage following the conversion, will contribute positively towards creating a scheme that is in keeping with the original property.

The materials used for the mono-pitched roof and brickwork used for the bricking up of the side door to the garage will match that of the garage and of the surrounding area.

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 mono-pitched roof will have no undue impact on the amenity of occupants to neighbouring properties due to its location, siting and scale. The amended fenestration of the garage conversion will not lead to any overlooking into or over neighbouring properties.

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

Due to the location and layout of the garage, it is unlikely the garage is original. The conversion of the garage itself into living accommodation would not require planning permission, hence it would be unreasonable to refuse the application on potential loss of parking. The proposal is therefore acceptable 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. This permission relates to the following plans:
   - Location Plan
   - Existing & Proposed Site Plan drawing number 2019/02/03/01
   - Existing Floor Plan drawing number 2019/02/03/02
   - Existing Elevations drawing number 2019/02/03/03
   - Existing Sections drawing number 2019/02/03/04
   - Proposed Floor Plan drawing number 2019/02/03/05
   - Proposed Elevations drawing number 2019/02/03/06

   And the development shall be carried out in complete accordance with these drawings hereby approved.

   Reasons: 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 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 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	24/05/2019	Signed: JAH
Authorisation	28/06/2019	Signed: DR

Report Author James Hughes