

APPLICATION NUMBER: 22/01463/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01463/FUL	Aimee Bovaird	14 March 2023

Address: 10 Ash Street Rochdale OL11 3AP

Proposal: Sub division of end terrace to one pair of back-to-back dwellings including relocation of doorway to rear elevation

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	REFUSE
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CHECKED AND SIGNED OFF BY: LA DATE: 03.04.23

SITE

This site is located at 10 Ash Street Rochdale. This is a predominately residential area.

The dwelling is an existing residential building within the Defined Urban Area.

The dwelling is the end site on a row of terraced housing. The dwelling has a small hardstanding area at the rear.

PROPOSAL

The application proposes the sub division of the end terrace property to one pair of back-to-back dwellings including relocation of the doorway to the rear elevation from the side elevation.

The proposed development will consist of one dwelling with access from Ash Street. This will consist of a lounge, kitchen, bathroom, one bedroom and a loft space.

The second dwelling will have access from Hanover Street. This will consist of a kitchen, lounge, bathroom and one bedroom.

A new door is proposed at the rear elevation, and a door is being removed from the side elevation.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

SO2	Creating successful and healthy communities
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

83/D15349 – Single Storey Extension to rear of dwelling house – Grant

CONSULTATION RESPONSES

Highways And Engineering

The following comments have been received:

"Highways main concern regarding this application is the bin storage area. The proposed dwelling which fronts Ash Street is shown to have a bin storage area remote from the property therefore we would suggest that bin storage will be on the

highway either directly to the front of the property or on Hanover Street. This permanent bin storage would cause an obstruction to the footway and be detrimental to local amenity.

Highways cannot support this application for this reason.”

16/03/23

Further comments state:

“The submitted plan does not alleviate our concerns.

As a back to back property there is no direct access to the rear yard and the bin storage area is remote from the property fronting Ash Street, so for convenience it is highly likely that bins will be stored on the adopted highway either to the front or side of the dwelling.”

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. One letter of objection has been received and it raised concerns over parking.

ANALYSIS

Principle of Development

The site is a two storey end terrace dwelling with three bedrooms. The site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. Given the site's location within a defined urban area, the principle of development on the site is accepted.

Amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *“should be carefully designed to protect the amenity of the occupants of adjoining properties.”*

The revisions to the NPPF in July 2021 are clear that development that is not well designed should be refused, and conversely, significant weight should be given to development which reflects local design policies and government guidance on design. Design includes the way in which a development functions.

Neighbour amenity

The proposed dwelling is proposing one door is relocated from the side elevation to the rear elevation. No other external alterations are proposed. This will not have a negative effect on the amenity of neighbouring dwellings. Overall, in principle the proposal would be compatible with surrounding land uses.

Occupier Amenity

All habitable rooms will receive a sufficient amount of light.

The Nationally Described Space Standards (NDSS) is a technical standards document produced by the Government to ensure internal space within new dwellings is suitable for application across all tenures.

House 1 (access from Ash Street) has a total area of 47.7m². This is considered a two storey one bedroom property for which the minimum should be 58m². The bedroom complies with the minimum dimensions.

House 2 (access from Hanover Street) has a total area of 40m². This is considered a two storey one bedroom property for which the minimum should be 58m². The bedroom complies with the minimum dimensions.

Whilst the Council has not adopted the Standards within its development plan, it does serve to demonstrate that the proposed development fails to provide a high standard of amenity for the future occupants of the dwellings, and with the issues above, leads to the conclusion that it is not possible to accommodate the proposal within the space available in the building. This conflicts with policies C3 and DM1 of the Core Strategy which require a high standard of design for housing that produces attractive places to live, and provide good standards of amenity for occupiers.

The refuse for both dwellings is proposed to be stored at the rear of the property within the hardstanding area in the yard. This would have a negative effect on occupier amenity as the bins will take up what is a very limited area of outside space and the outlook of House 2 (access from Hanover Street) will only have an outlook of bins. This will not retain a sufficient amount of garden space to dry clothes, or sit out in, and this will exacerbate the poor standard of amenity for occupiers. As above, the proposal conflicts with policies C3 and DM1 of the Core Strategy.

Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council's Highways department have been consulted as part of the application and have raised concerns over the refuse storage. Highways have concerns the bins associated with the property having access from Ash Street may be kept on the adopted highway and this may have a negative effect on public safety.

In conclusion the proposal would not comply with Policy T2 and Policy DM1 of the Core Strategy.

RECOMMENDATION

REFUSE for the following reasons:

1. By reason of its design and internal layout, the proposal would result in a poor standard of amenity for its intended occupiers for the following reasons:
1) the dwellings are too small to provide adequate living standards; and 2) the proposed bin storage within the small rear yard would leave no space for

other outdoor domestic paraphernalia such as drying clothes and sitting out. As such the proposal would not comply with policies DM1 and C3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework.

2. The proposed development would result in an increase the likelihood of bins being stored on the adopted highway which in turn increases the safety risk of pedestrians on the footway. Accordingly the proposal fails to comply with Policy T2 and Policy DM1 of the Core Strategy.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Notes for Applicant:

For the avoidance of doubt, the decision notice refers to the listed documents:

- Location Plan
- Proposed Block Plan Rev C
- Existing Plans and Elevations
- Proposed Plans and Elevations – Rev A

Report Author Aimee Bovaird