APPLICATION NUMBER: 19/00282/FUL

Application Number:	19/00282/HOUS
Location:	1 Coomassie Street, Heywood OL10 1HG
Proposal:	Change of use of land as extension to private garden and hardstanding parking area including fencing and access gates- retrospective
Applicant:	Mr James Bucher
Case Officer:	Osian Perks
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

This application relates to a semi-detached, two storey, residential property sited within the defined urban area of Heywood. It is built in red brick with slates to roof and UPVC throughout. The curtilage of the property is surrounded by open space and is sited approximately 59m from the Grade II listed, St James' Church.

Description of Proposal

This is a retrospective application for the change of use of the land to the side and rear of the application property to residential curtilage in order to create a block paved driveway and additional amenity space.

To the North side, the additional space is bounded by 1.5m high close board fencing. To the rear, the additional space is bounded by 1.8m close board fencing. A gate, approximately 1 metre in height is positioned in line with and to the side of the front elevation of the application property.

Relevant History

11/D54730- Change of use of land to form private garden and parking area including 1.8 metre high fencing and access gates (retrospective). Refused for the following reason:

1. The application relates to a rectangular plot of land occupying a prominent, corner location at a pronounced bend in the highway where West Church Street merges into Coomassie Street. The land has been incorporated into the garden area of no.1 Coomassie Street and is enclosed by a combination of close-boarded timber fencing and gates to a height of 1.8 metres. The access gates are set flush with the footway of Coomassie Street and open onto a hardstanding area of block paving forming a driveway to the western end of plot which is accessed from Coomassie Street. The access gates are mounted on free standing steel posts which adjoin the two storey gable elevation of no.1 Coomassie Street to the South West corner and a 1.8 metre high section of close-boarded timber fencing to the North West corner which marks the northern site boundary. The access gates, by virtue of their height, position and relationship with the adjacent dwellinghouse and existing means of enclosure, restrict visibility for and of vehicles emerging on to the highway at the junction between the site access and Coomassie access for vehicle traffic and has an unacceptable impact on the safety of pedestrians and other road users in conflict with the requirements of Unitary Development Plan Policies BE/2 (Design Critieria for New Development), A/3 (New Development- Access for Pedestrians and Disabled People) and A/9 (New Development- Access for General Traffic).

2. The application relates to a rectangular plot of land occupying a prominent, corner location at a pronounced bend in the highway where West Church Street merges into Coomassie Street. The land has been incorporated into the garden area of no.1 Coomassie Street and is enclosed by a combination of close-boarded timber fencing and gates to a height of 1.8 metres. A hardstanding finish has been applied to the extended garden area comprising a combination of charcoal block paving to a driveway at the western end of the site and concrete flagstones to the eastern end of the plot. The existing means of enclosure are prominently in view from the surrounding public vantage points and, by virtue of their height, solid profile, materials, layout and design, introduce a dominant and visually imposing feature to the street scene which is incompatible with the open character of the adjoining land. In addition, the hardstanding finish to the garden extension is unsympathetic to the soft landscaped character of the adjoining are of urban amenity open space. The benefits arising from the proposal do not outweigh the harm to visual amenity associated with the incorporation of the land into the garden area of no.1 Coomassie Street. The development fails to improve the character and quality of the surrounding area and is therefore contrary to the requirements of Unitary Development Plan Policies BE/2 (Design Criteria for Development), G/10 (protection of Urban Amenity Open Space) and advice contained within Planning Policy Statement 1 (Delivering Sustainable Development).

Township/Member comments

None received.

Representations

None received.

Consultee Responses

Highways Officer:

We have no objection to this proposal.

Conservation Officer:

The subject site is located within the setting of St James's Church, a 19th century Grade II listed building. The extension of the garden area, the installation of the new surface treatments and the erection of a new boundary treatment have had a neutral impact upon the setting of the designated heritage asset (NPPF, paragraph 192).

To conclude, this application is supported for approval.

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
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

Design: DM1 and P3

The boundary treatments consist of 1.5m high fencing to the North side, a 1 metre high gate flush with the highway and 1.8 high fencing to the rear East boundary.

Due to their height, the gate and fencing to the North side boundary do not have an overly dominant impact upon the street scene and allow views through the site, somewhat maintaining the open appearance of the surrounding area.

Whilst the fencing to the rear would be of a considerable size, it would not feature prominently in the street scene or from the most public vantage points.

In light of the above, it is considered that the proposed extension would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Impact upon Heritage Assets: P2

The development is sited a significant distance away from St James's Church, a 19th century Grade II listed building. By virtue of its size and distance of separation, in accordance with the comments received from then Conservation Officer, it is considered that the development does not have an adverse impact upon the setting of this heritage asset.

Amenity: DM1 and SPD

The fencing and gate do not significantly obscure views from the ground floor windows of the neighbouring property. By virtue of its size, siting and design it is considered that the proposed fencing would not result in a significant loss of light to or have an overbearing impact upon the occupants of nearby properties.

In light of the above, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Highways: T2

The fencing and gates have been reduced on height compared to the previously refused scheme and the access arrangements are now considered acceptable.

In light of the above, it is considered that the proposal would accord with the highway safety aims of policy T2 of the Rochdale Core Strategy and the National Planning Policy Framework.

Recommendation: Grant subject to the following conditions:

1. This permission relates to the following plans:

    - Plans and Elevations (Drawing no. LE01)
    - Existing Site Survey (Drawing Number: TRI-0759-01)
    - Actual Boundary (1:1250 @ A4)

    and the development shall be carried out in complete accordance with the approved drawings.

    Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy, the saved Rochdale Unitary 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	11/06/2019	Signed: OP

Authorisation	11/06/2019	Signed: AT

Report Author Osian Perks