

Application Number:	22/01493/HOUS
Location:	15 Mount Road, Middleton, M24 1DY
Proposal:	Conversion of existing detached garage to summer house, raising roof height, addition of bi-folding doors, velux roof windows and window to side elevation
Applicant:	Mr James Kirk
Case Officer:	Bob Melling
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?	Y

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

Location

The subject property is a two storey semi-detached dwelling located on the corner plot of the junction between Mount Road and Lever Walk in East Middleton. The dwelling faces south on to the highway, adjoining to no.13 to the west. No.17 Mount Road is positioned on the adjacent corner plot to the east of the dwelling. The rear boundary of curtilage borders the side boundary of curtilage of no.6 Lever Walk and the land levels rise up from the road to the detached single garage at the rear of the plot which is the building that is the subject of the application.

Description of Proposal

Permission is sought to raise the height of the existing detached pitched-roof garage by 0.12m, from 3.35m to 3.47m, on the same floor plate of 5.52m by 2.83m. The works will use red multi brickwork to match the existing walls and proposes a grey tile roof to replace the existing corrugated sheeting. The proposed south-facing front elevation features 4.14m wide bi-fold doors, the east-facing side elevation includes a small rectangular window and the new roof would contain two roof lights. The submitted plans indicate that the structure would be used as a 'summer house'.

Relevant History

<u>04/D44203</u>	Two storey extension to side and rear of dwelling, including 2m timber fence along side boundary Decision: Grant subject to conditions
<u>21/00247/HOUS</u>	Two storey side extension and single storey rear extension Decision: Refuse Reason for refusal: <i>By virtue of the siting of the proposed development on a prominent corner plot and its proximity to the side boundary, the proposed two storey side extension will project significantly beyond the existing strong building line of Lever Walk and result in a significant loss of spaciousness to the side, unduly harming the character of the area and the street scene. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.</i>

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. 1 neutral letter was received in response to the proposed development.

Whilst not an objection, the letter raised the following concerns:

- ☐ The development might result in excessive noise disturbance.

Officer's response: This is addressed in the 'amenity' section of the report.

- ☐ The additional height could result in loss of light.

Officer's response: This is addressed in the 'amenity' section of the report.

- ☐ The construction work could result in damage to a neighbouring driveway.

Officer's response: This is not a material planning consideration.

- ☐ There is a large tree on the site that interferes with telephone wires and deposits lots of seeds/buds.

Officer's response: This is not a material planning consideration and it was not considered necessary to consult the Greater Manchester Ecology Unit given that the plans indicate only minor alterations to an existing structure. It is not considered that the tree would need to be felled to undertake the development although it may require pruning. The tree is not protected.

Policy

National

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

- ❑ Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”*
- ❑ Paragraph 5.1 of the SPD states that all new developments *“should be designed to be in keeping with the host property and generally should be subservient to it.”*
- ❑ The 0.12m increase in height is not considered to result in a material alteration to the profile of the existing structure, which would retain the same floor plate and dual-pitched roof design. The proposed use of matching brickwork is appropriate and the replacement of the corrugated sheeting with grey tiles is considered to enhance the appearance of the building.
- ❑ Further to this, it is considered that the existing garage is not of a particular high standard of design, and does not contribute positively to the overall character and appearance of the street scene. The proposed alterations, including the provision of glazing to the south elevation, would enhance the standard of design and contribute positively to the locality.
- ❑ In view of the above assessment, it is considered that the proposed alterations constitute a satisfactory standard of design and will not unduly

impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

Overshadowing and Overbearing Impact

- ☐ The length of the existing garage abuts the common boundary with no.6 Lever Walk. The height would be increased by 0.12m under the proposals.
- ☐ Given that this increase is minimal and that the roof is hipped away from the adjacent dwelling, it is not considered that the additional height against the common boundary would not result in undue harm to the neighbouring side elevation, which does not contain any principal windows to habitable rooms.
- ☐ The structure is set approximately 1.22m away from the common boundary with the adjoining dwelling, no.13 Mount Road, and is located at the bottom of the rear garden. Therefore, the additional height is not considered to create an overbearing impact upon the adjoining neighbouring garden.

Privacy

- ☐ The submitted plans indicate that the south-facing front elevation features 4.14m wide bi-fold doors. They would be the principal source of light and outlook for the room. They would directly face the subject property at a distance of 14.6m and would face the rear elevation of no.13 Mount Road at a distance of 15m. This would satisfy the requirements of Section 4.1 of the SPD and is not considered to result in an undue loss of privacy to the adjoining occupiers given the reasonable separation distance.

Noise disturbance

- ☐ The site has an existing and lawful use as a residential dwelling. It is not considered that any material circumstances exist that justify the view that the conversion of the garage into a summer house would result in levels of noise and disturbance that exceeds what would be typical of a residential garden setting.

Highways: DM1

- ☐ DM1 (e) of the Rochdale Core Strategy states that development proposals should *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ Given that the existing garage does not meet the internal dimensions required for the garage to count towards car parking provision, it is not considered that the proposed development would impact the existing off-street parking provision.

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:

- ☐ Existing Site Block And Location Plan. Drg no. 674-01
- ☐ Existing Plans. Drg no. 674-02
- ☐ Existing Elevations. Drg no. 674-03
- ☐ Proposed Site Block And Location Plan. Drg no. 674-04
- ☐ Proposed Plans. Drg no. 674-05B
- ☐ Proposed Elevations. Drg no. 674-06A

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

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 brick used in the construction of the exterior of the development hereby permitted shall match the brick 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.

4 The roof tiles 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 dwellinghouse 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	13/12/2022	Signed: BM
Authorisation	23/12/2022	Signed: RC

Report Author Bob Melling