

Application Number:	23/00294/HOUS
Location:	10 Green Mount Drive, Heywood, OL10 2LZ
Proposal:	Single storey rear extension, raised patio, alterations to existing single storey garage to form attached garage with pitched roof, detached outbuilding, front canopy, addition of two roof lights and addition of cladding to front and side elevations following demolition of existing conservatory. Resubmission of 22/00350/HOUS (part retrospective)
Applicant:	Stephanie Moss
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?	N

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

Location

This application refers to no.10 Green Mount, a detached bungalow located at the end corner of a cul-de-sac in a residential area in Heywood. The site benefits from a large plot with outdoor amenity space to the side and rear. To the front of the dwelling is a paved driveway and a sloping, unmade parking area. The dwelling consists of brick, grey roof tiles, white cladding and white UPVC. There are trees within the garden and protected trees adjacent to the site.

Description of Proposal

Permission is sought for:

- Single storey rear extension that has a projection of 8m and covers the rear elevation of the existing dwelling. The extension has a pitched roof with 4 roof lights and follows the demolition of an existing conservatory.

- Raised patio to the south facing side elevation with a height of 0.85m. The patio will be constructed in red brick to match the existing dwelling with a 1.1m high glass balustrade.
- Single storey attached garage with a dual-pitched roof to the north facing side elevation. The garage has a width of 3.3m and a length of 7m.
- Detached outbuilding in the rear garden which has a flat roof and a maximum height of 3.35m. The outbuilding is approximately 4.2m by 9.2m which includes the 3m covered terrace area facing east. The proposed materials are horizontal grey timber cladding and grey aluminum frames.
- Front canopy with a projection of 0.8m, width of 8m and a height of 2.65m. The proposed material is a grey aluminum cladding.
- Addition of horizontal cedar cladding to the front elevation within the inside of the proposed canopy.
- Addition of grey timber cladding to east facing side elevation.

It should be noted that this application is a resubmission of a previously approved scheme. The proposed development is the same as previously approved, except for a reduction in the length of the garage and inclusion of a dual-pitched roof above, change in roof tiles and change in positioning of one roof light.

Relevant History

22/00350/HOUS Single storey rear extension, raised patio, single storey attached garage, detached outbuilding, front canopy, addition of two roof lights and addition of cladding to front and side elevations, following demolition of existing garage and conservatory

Grant subject to conditions

23/00001/DOC Submission of details to comply with condition 3 (Materials) and 4 (Arboricultural Method Statement & Tree Protection) of planning permission 22/00350/HOUS

Request Completed

23/00177/ANM Application for non-material amendment to planning permission 22/00350/HOUS reduction in proposed garage length, including change from flat to pitched garage roof

Refuse

Reason for refusal: In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised proposal cannot be considered as a non-material amendment to the existing planning permission. The proposed alteration in roof form would represent a material change to the appearance of the extension and the character of the dwelling. The proposal will therefore require an application for planning permission.

Township/Member comments

N/A

Consultee responses

Tree Officer

No comments received.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
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

N/A

Assessment

Design: DM1 and P3

Under the previous application, the Council raised no objections to the proposal with regard to the design of the development. As detailed above, this application differs through the installation of a dual pitched roof to the garage. This style roof would however complement the form of the host property and the existing roof pitches and is considered to be an improvement on the previously approved flat roof. As such and based on the information provided, the Council would be satisfied that the proposed development would not unduly harm the character of the host dwelling or surrounding street scene.

Further to this, the varying materials proposed were considered acceptable by the Council under application reference 23/00001/DOC. A detailed material specification has been submitted under the current application; a condition has been applied to ensure the materials match those stated in the material specification document.

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

Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 and Guidelines and Standards for Residential Development (guidance) state that new developments should not have a harmful impact on residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, the guidelines state that although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm.

Under the previous application, the Council raised no objections to the proposal with regard to the amenity of the occupiers of neighbouring properties. The LPA accept that the pitched roof would increase the height of the garage. However, given the relationship with the adjacent property (adjacent to its side elevation) and the presence of the existing garage, based on the information provided, the Council would be satisfied that the proposed development would not unduly harm the amenity of the occupants of neighbouring properties.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

Therefore the proposal would not unduly impact on the amenity of the occupants of the application property or any neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Trees: G6 and G7

Policy G6 of the Core Strategy (CS) states that it is important to protect and improve green spaces and to maximise their contribution to sustainable development. Policy G7 of the CS makes clear that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection.

Under the previous application, it was considered that the removal of four trees (three from category C and one from category U) would not cause substantive harm to the local landscape. However, to compensate for the loss of trees, a condition was applied requiring the planting of replacement trees using the standard 2:1 replacement ratio. This condition will be re-applied to the current application.

Trees T9 and T11 were identified as being impacted by the foundations for the proposed outbuilding. A condition was applied to ensure the applicant submits a scheme for the protection of the retained trees prior to the commencement of the development. This condition is no longer considered relevant given that the Council has already deemed the Arboricultural Method Statement to be acceptable. However a condition will be applied to require that the development be carried out in full accordance with the previously approved method statement.

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:

- Existing Site and Location Plan: DR-A-2000
- Proposed Site and Location Plan: DR-A-2001. Rev D
- Existing Floor Plan: DR-A-2005. Rev A
- Proposed Floor Plans: DR-A-2010. Rev E
- Outbuilding Proposed Floor Plans and Elevations: DR-A-2011
- Existing Elevations: DR-A-2015
- Proposed Elevations: DR-A-2020. Rev B

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 and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those specified on the Material Specification document dated 14/04/2023.

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 development shall be carried in full accordance with the Arboricultural Method Statement. Ref no. 11133. Revision 1.

Reason: To mitigate harm to any retained trees and protect the visual amenity of the area in compliance with policy G6 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Within the next planting season after the felling of the trees hereby approved, a minimum of eight replacement trees shall be planted within the site in accordance with details that have first been submitted to and approved in writing by the local planning authority. If the replacement trees are removed, die, become severely damaged or seriously diseased within three years of planting, they shall be replaced by trees of similar size and species.

Reason: To mitigate for the loss of the existing trees and to protect the visual amenity of the area in compliance with policy G6 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	03/05/2023	Signed: BM
Authorisation	08/06/2023	Signed: RC

Report Author Bob Melling