

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00989/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 02.01.2024 EXT OF TIME 12.06.2024

Address: Tonge Court Oldham Road Middleton Rochdale M24 2JY

Proposal: Single storey front and rear extensions together with the erection of two canopies; alterations to fenestration, installation of EV charging points, application of partial render to front/side elevations including creation of patio area and erection of new boundary fencing

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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?	N

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

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: LA DATE: 13.06.24

SITE

The site is located at Tonge Court, Oldham Road. The site is accessed off Evans Street and the building consists of two storeys, finished in red brick. The building is in use as sheltered housing.

North of the site lies a row of terraced houses, east of the site is another residence sheltered housing, west of the site lies residential housing and south of the site is a field designated as protected open space.

This site is within the Defined Urban Area.

PROPOSAL

The application proposes single storey front and rear extensions together with the erection of two canopies; alterations to fenestration, installation of EV charging points, application of partial render to front/side elevations including creation of patio area and erection of new boundary fencing.

On the front elevation, alterations consist of modifying an existing window, adding a new window, rendering part of the front elevation and creating a new extended entrance and extending the flat roof over the entrance. The extended entrance will contain a scooter store and this extension will have a flat roof.

On the rear elevation the alterations consist of a new canopy, pergola and a new opening. The rear parking area is proposed to be resurfaced and four wall mounted charging points added.

A new 2m security fence is proposed along the rear boundary of the site.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
E2	Increasing jobs and prosperity
E3	Focusing on economic growth corridors and areas
SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

DM1 General Development requirements

Unitary Development Plan (UDP):
G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

No relevant history.

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received,

‘Although this application proposes some amendments to the current car parking arrangements the overall parking provision would appear to be unaffected. It would also appear that the various proposals within this application would not warrant additional car parking to a level that would be of concern.

From the submitted plans it is evident that there would be little change to the existing servicing arrangements for this building.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.’

Lead Local Flood Authority/Drainage

No objections.

Tree Officer

No comments received to date

The Coal Authority

No objections however have requested an informative to be attached if the application is approved.

REPRESENTATIONS

Letters of notification have been sent out and a site notice has been displayed. No comments have been received.

ANALYSIS

Principle of Development.

The application 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.

The principle of development for the single storey front and rear extensions and proposed alterations is considered acceptable.

Character and Appearance

The front entrance is being extended and this part of the proposed development will be visible from the highway. It will be brought forward by approx.1.7m. This is not considered to have a negative effect on the appearance of the building as the extension is minor and subservient to the host building which is large in scale.

The proposed render on the front elevation is not in keeping with the existing building as the existing material is red brick. The render is limited to the front elevation and the colour will be white. On balance the render is considered acceptable and will not have a negative impact on the character and appearance of the area such as to warrant refusal of the application.

On the western elevation a new opening is proposed, this will open onto the patio. The patio is proposed to be re surfaced, shrubs added and a pergola over the resurfaced patio. The addition of shrubs will add to the appearance of the site and act as a buffer between the patio and carpark. This is considered acceptable as it will not have a negative appearance on the existing building or character of the area.

Four wall mounted charging points on the rear elevation and the resurfacing of the carpark are considered acceptable and will not have a negative effect on the appearance of the building.

A security fence is proposed and is 2m tall. The fence is proposed along part of the rear boundary. Another 1.5m tall security fence is proposed at the rear of the development around the patio. As the fence will have limited view from the highways and will mark the divide between the development and open space it is considered acceptable in principle. However, no details of the fence have been submitted therefore these can be secured via condition.

As such, it is considered that the proposals would comprise a good standard of design. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework and PFE.

Impact on Amenity and Surrounding Occupiers.

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users.

The surrounding area is predominately residential in character, the front extension and alterations will be visible from Oldham Road, however the proposed extension will not extend past the lounge which is closest in distance to the front boundary. This is considered acceptable as it will not be intrusive or have a negative impact on surrounding neighbours.

In the lounge at the front elevation, a window is proposed to be partially sealed up and a new window formed. This will not have a negative impact on the amenity of the residential dwellings opposite the site as the window is not larger than the existing window and is considered acceptable. The new window at the east elevation does not directly face any residential development and is considered acceptable.

As such, it is considered that the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would provide an acceptable level of amenity for future occupiers in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

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.

The application proposes to resurface the carpark. The Council's Highways Officer has been consulted and raised no objections as the overall carpark provision would be unaffected.

As such it is considered that the proposal would not adversely impact on public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to 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:-

Block Plan
Proposed Site Plan (part) - 02
Proposed Floor Plans and Elevations – 04
Works to Car Park/ Patio Existing and Proposed - 06

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 render to be used in the construction of the development should be white in colour.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. No works to the installation of boundary treatments shall take place until details of their design and material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Although the location of the boundary treatments is shown, no design details have been submitted. This is needed in the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. The materials used in the construction of the windows and doors of the development hereby permitted shall match those on the existing building.

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.

Procedure 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.

Report Author Aimee Bovaird