

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00508/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 30.07.2025 EXT OF TIME N/A

Address: Rented Garage Plot from Rochdale Council, Plot 6 Barker Street, Heywood

Proposal: Replacement of existing garage.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	NA

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?	NA
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	NA
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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: 30.07.25

SITE

The application relates to an existing garage sited on land to the rear of Unity Street and Argyle Street in Heywood. The garage is sited on 'plot 6' and sits at the end of a row of similarly sized detached garages.

PROPOSAL

Permission is sought for the replacement of the existing timber garage with a concrete garage of a similar footprint.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements
P3 Improving design of new development
T2 Improving accessibility
Appendix 5 Schedule of parking standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways And Engineering

(Summary) No objections.

REPRESENTATIONS

The application was publicised by way of neighbour notification and a site notice. No responses were received.

ANALYSIS

No concerns are had with the proposals, which would result in the replacement of an existing garage with a concrete garage that would occupy the same footprint.

The proposals would not result in any material differences regarding design, residential amenity or highways impact.

Therefore, it is considered that the proposals would accord with the Council's Development Plan.

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 and documents:

- Location Plan dated 24/05/2025
- 'Block Plan for Garage Replacement - Barker Street Garage Plot 6' dated 23/05/2025
- Proposed Garage Plans
- Materials as specified on the submitted application form

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan 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 Bob Melling