APPLICATION NUMBER: 19/00461/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00461/FUL	Neil Harkin	9 July 2019

Address: Land Adjacent To 2 Elm Grove Rochdale OL11 3RZ

Proposal: Change of use of land to form extension to existing garden including erection of 2 metre high boundary treatment and timber sliding gate

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

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?	Y

EIA	**Screening opinion completed and saved to Onbase?**	n/a

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

RECOMMENDATION	**Grant subject to conditions**

CHECKED AND SIGNED OFF BY: AT **DATE: 14.08.2019**

SITE

The application relates to a car park adjacent to 2 Elm Grove in Rochdale. The site is located in a predominantly residential area and provides a degree of separation between the properties along Elm Grove and the highway of Merefield Street.

PROPOSAL

The application proposes the change of use of the land to form an extension of the garden of 2 Elm Grove. In addition to this the application proposes the erection of a brick boundary wall with timber panels and sliding gate at the north-western end of the site.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

DM1 General Development Requirements
P3 Improving Design of New Development
T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways And Engineering
We have no objection to the use of this land for garden space.

It may be necessary to allow service access following the change of use or arrange for diversions prior to closure.

Comments on amended plan:
My preference would be that the gate is located away from the junction.
I would however say that Elm Grove is lightly trafficked and the proposal although not ideal is not unacceptable.

Environmental Control (Landfill Gas)
No comments received to date

REPRESENTATIONS

Letters of notification have been sent to surrounding neighbours and a site notice displayed.

A total of 7 objections have been received, on the grounds that the site is needed for car parking for local residents and in connection with the teaching centre opposite.

ANALYSIS

Principle and Visual Amenity

The application site is within the Defined Urban Area as allocated under the Rochdale Unitary Development Plan Proposals Map. Saved policy G/D/1 is therefore relevant to any application on the site and in the supporting text to this policy it is established that new development should be located within the urban area.

The application site is currently being used as car parking spaces for local residents and as such does not present a great deal of visual amenity value however does provide a noticeable of separation between the dwellings along Elm Grove and the highway of Merefield Street. The proposed change of use would involve the erection of a 2m high boundary treatment around the perimeter of the site with a sliding gate. Following amendments to the scheme, the proposed boundary treatment would consist of a dwarf wall with timber fencing panels on top and would be constructed to a height of 2m. This design is considered appropriate for the residential setting, with the dwarf wall and fencing design introducing a degree visual interest to the boundary treatment and helping to limit the visual impact from the expansive boundary treatment.

Therefore, on balance, the proposal is to be acceptable and in accordance with CS policies DM1 and P3, the SPD and the NPPF.

Highways, Access and Drainage

There have been a number of objections from local residents in relation to the loss of parking resulting in increased numbers of cars being parked on-street, or children being dropped off in an unsafe manner. Whilst it is acknowledged that this area has been used as car parking by residents and visitors of the area, it is not a formal Council car park and it is not the responsibility of the landowner to continue to provide parking for other people.

There is ample on-street parking available on both Elm Grove and Merefield Street. In addition it is noted that planning permission for the teaching centre (at 10 Merefield Street) was granted in 2009 on the basis that the majority of children would walk to the facility from the surrounding area. It is therefore considered that it would be unreasonable to refuse the application based on the loss of the informal parking area.

The Highways Authority has stated that the gate would ideally have been positioned further away from the junction with Merefield Street, although no objection is raised on this basis. It is further noted that Elm Grove is lightly trafficked, and the existing arrangement already involves manoeuvring at the location of the proposed gate.

Therefore, on balance, the proposal is considered acceptable in terms of highway safety and complies with policies T2 and DM1.

RECOMMENDATION

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:-

   - Drawing no. 01 – Proposed fenced area (received 14.08.2019)

   and the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Report Author Neil Harkin