

APPLICATION NUMBER: 24/00876/HOUS

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Location:	35 Hillside Drive, Middleton, M24 2LS
Proposal:	Erection of one detached garage - Retrospective
Applicant:	MR GLYNN MEREDITH
Case Officer:	Bob Melling
DETERMINATION DATE 01.11.2024	EXT OF TIME 11.11.2024
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

The application relates to no. 35 Hillside Drive, a two-storey, semi-detached dwelling located at the end of a cul-de-sac in Middleton. It faces the highway to the southeast, is adjoined by no. 33 Hillside Drive to the southwest and is adjacent to no. 37 Hillside Drive to the northeast. The rear boundary of the curtilage borders a Public Right of Way, beyond which lies further residential development on Longmead Way. The ground levels fall steeply to the rear, with the result that the properties on Longmead Way are set at a much lower ground level.

Description of Proposal

Retrospective permission is sought for a single-storey detached garage within the rear garden of the application property. The garage would measure 4.65m by 8.96m and would be characterised by a steeply pitched gable roof with a maximum height of 5.20m. It would be finished in light grey render, grey uPVC cladding, black uPVC fascias and guttering and a black garage door.

The garage is currently substantially complete but the walls have yet to be rendered.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

- ☐ The NPPF establishes that good design is a key aspect of sustainable development, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ While the garage would appear somewhat conspicuous by virtue of its steeply pitched roof, it is not considered that it would unduly harm the character of the street scene given the location of the garage in relation to the surrounding development. Views of the garage would only be possible at the end of the cul-de-sac and it is notable that garages and outbuildings are commonplace throughout the street.
- ☐ No concerns are had with the use of materials, which are appropriate for this type of development.
- ☐ Taken as a whole, the design of the proposal is therefore acceptable and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under CS Policy DM1, which states development proposals should ensure they *"do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*
- ☐ The proposed development would be well-screened by existing boundary treatments and mature shrubbery, and would be positioned a suitable distance from surrounding properties. It would contain no windows and is not considered to overshadow or have an overbearing impact on the primary gardens areas of surrounding properties.
- ☐ The submitted plans indicate that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

- 2 The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with CS Policy DM1, the SPD and the NPPF.

Recommendation: Grant subject to the following conditions

1. The permission relates to the following plans:

- Proposed Plans & Elevations. Dwg no. PL01

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 adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

2. Within six months of the date of this permission the elevations shall be completed in accordance with the material details on drawing number PL01.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy 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	24/10/2024	Signed: BM
Authorisation	11/11/2024	Signed: RC

Report Author Bob Melling