

Application Number:	23/00443/HOUS
Location:	31 Field View Lane Rochdale OL12 7TS
Proposal:	Single storey front extension and change of use of existing garage to form additional living space
Applicant:	Crowe
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in by Ward Member?	No

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
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:

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

None Applicable

Summary of comments from neighbours, consultees and Planning Panel

None Applicable

Assessment

Green Belt

The application site is allocated as Green Belt Land under saved Policy G/D/2 of the Rochdale Unitary Development Plan (2006). Policy G/D/2 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that the Green Belt will be protected from inappropriate development in order to maintain

the framework of open land separating and surrounding the urban areas of the borough.

In respect of the above policy guidance, Section 5.20 of the Council's adopted 'Guidelines and Standards for Residential Development' (2016) Supplementary Planning Document states that "normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948).

The proposed front porch would constitute a 6.271m³ total volume increase from the original dwelling of 559.35m³. The overall volume increase of 1.2% would be therefore compliant with the 35% threshold for development on Green Belt land.

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	X
Height and massing	X
Facing materials and detailing	X
Roof style	X
Window proportions	X
Bin storage	X
Impact on trees	X

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	X
Light and outlook of application property	X
Remaining garden space of application property	X

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	X
Parking provision	X

Policy DM1 of the Council's adopted Core Strategy requires all development proposals provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

The application proposes a front extension and the conversion of the existing garage into habitable living space.

Paragraph 3.15 of the SPD states “All car parking spaces must be at least 2.4m in width x 4.8m in length”. Post development, the space in front of the existing garage would be reduced by 0.6m from 5.8m in length to 5.2m which would remain compliant by the SPD. It is noted the space in front of the existing front door does not comply by the SPD for the size of a designated parking space in overall length however, it is considered to be sufficient as a parking space for use by the occupier’s post development. There will be no changes to the overall 4.7 width of the parking space to the front of the dwelling. Although the 4.7m width would fall 0.1m of that required by the SPD for two spaces, the shortfall is considered to be marginal and would not represent a significant change compared to the existing situation.

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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:
 - TP005.1 001 SITE – LOCATION AND BLOCK PLAN
 - TP005.2 004 EXTERNAL WORKS
 - TP005.2 003 PROPOSED PLANS AND ELEVATIONSand 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 saved Rochdale Unitary Development Plan, 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 used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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.

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	13.06.2023	Signed: CP
Authorisation	09.08.2023	Signed: TH

Report Author Chelsea Petrillo