

Application Number:	22/01495/HOUS
Location:	4 Ramsden Farm, Roundthorn Road, Middleton, M24 1ZB
Proposal:	Two storey side and first floor extension to existing detached garage to form additional living accommodation, including balcony to rear elevation
Applicant:	Mr Tim Ainsworth
Case Officer:	Bob Melling
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. 4 Ramsden Farm, located on a private road between Roundthorn Road and St. Dominics Way/Brookbank Close, Alkrington. The site falls within an area designated as a Greenspace Corridor on the Rochdale Unitary Development Plan Proposals Map, and forms a peripheral part of the wider corridor which runs between the southern bank of Wince Brook up to the built-up edge of Alkrington Garden Village. The subject property is one of four detached dwellings approved under application ref: 16/01302/FUL and is located on the site's eastern boundary which is open to the Greenspace Corridor beyond, where the ground level falls away in a north-easterly direction towards Wince Brook and Grimshaw Lane.

Nos. 1 and 4 (at either end of the road) benefit from detached garages which are set forward of the houses and face inwards, perpendicular to the primary building line. The subject property is finished externally with facing brickwork (including a low plinth at the base), K-render in soft white, reconstituted stone heads and cills to window openings, anthracite colour interlocking roof tiles and black ash-effect UPVC windows. The existing garage is finished in matching facing brickwork and roof tiles.

Description of Proposal

Permission is sought for a two storey side and first floor extension to the existing detached garage. The two storey side extension would project 2.97m from the existing side elevation and the first floor extension would result in a height to eaves of 4.23m (an increase of 2.07m) and a maximum height of 6.87m (an increase of 2.46m).

Fenestration for the development is proposed as an entrance door and glazed side panel to the front to serve a hall, a glazed gable feature (first floor) to the front to serve a bedroom, a window (first floor) to the southeast facing side elevation to serve the stairway/landing and a glazed gable feature with balcony (first floor) to the rear to serve the lounge/kitchen. Two roof lights are also proposed and the remaining side elevation (northwest) would be blank.

The proposed development would be constructed using brickwork, roof tiles and window frames to match the host dwelling.

Relevant History

16/01302/FUL Proposed residential development of 4 detached houses with private access road
Decision: Grant Subject to Conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and a site notice was displayed for wider publicity. No representations were received in response to the proposed development.

Policy

National

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

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area
G/8 Greenspace Corridors (*To be read in conjunction with CS Policy G6 until replaced by Site Allocations or other DPD*)

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
G6	Enhancing green infrastructure
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

Principle of development and impact on Greenspace Corridor

The application proposes a two storey side and first floor extension to the existing detached garage to provide ancillary living accommodation. Longstanding case law establishes that ancillary accommodation can be viewed as appropriate development, providing the accommodation is incidental to the main dwelling house.

Additionally, case *Uttlesford DC v Secretary of State for the Environment and White* 1992 JPL 17, established that it is not necessary for a relative of the occupier of the main dwelling to rely upon the facilities in the main dwelling house, in order to maintain additional living accommodation.

The proposed living accommodation would comprise an entrance hall and shower room to the ground floor and a bedroom, bathroom, kitchen/living area to the first floor. The level of accommodation is sufficient for the property to be occupied without a reliance upon the main dwelling house, however, given its relationship spatially with the host dwelling and its reliance on a shared site access and external amenity space it is considered that, in line with the *Uttlesford DC* case, the development can be viewed as incidental to the main dwelling house and as such is acceptable in principle.

Additionally, the land in question falls within an area of Greenspace Corridor as defined on the Unitary Development Plan Proposals Map. Policy G/8 states that the Greenspace Corridors shown on the proposals map will be protected, with developments only permitted where they will enhance the recreational, ecological or landscape and amenity value of the corridor. Criteria (e) and (f) of saved UDP policy G/8(A) state that development will not be permitted within the Greenspace Corridor where it would result in unacceptable harm to:

- (e) "the better landscape qualities and character of the corridor"; and
- (f) "the amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor".

Further to this, Policy G6 of the Adopted Core Strategy above all, seeks to sustain and enhance a green network to support growth and regeneration in the borough, with specific reference to enhancing recreational links between urban areas and open countryside for purposes incidental to wildlife and local opportunities for recreation as well as improving visual amenity.

The proposed development would increase the footprint and height of the existing detached structure. However, when considered in the wider context of the corridor (which spans for several hectares between Kirkway and Greengate), it is not

considered that the extensions to the building would have a harmful impact on the visual, recreational or ecological value of the Greenspace Corridor.

Design: DM1 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The application proposes a two storey side and first floor extension to the existing detached garage. In terms of visual appearance, the proposals represent a significant increase in scale and massing to the existing garage. However, it is recognised that the development clearly reflects the design language of the host dwelling. The resultant footprint and height of the structure do not appear overbearing or unduly dominant in relation to the host dwelling, despite the close spatial relationship.

Views of the development would be most prominent from Ramsden Farm and the frontages of the three residential properties to the southwest. Whilst the four properties that comprise the development share a strong degree of architectural uniformity, it is considered that the spatial relationship is such that the proposed extension to the garage would appear relatively inconspicuous in its context. It would retain an acceptable amount of space between the side wall and boundary and respect the openness of the immediate area.

The NPPF clearly establishes under paragraph 130 that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. In the case of this application it is considered that the proposal provides a high quality design, proposing a development that is in keeping with the scale and design of the host property and the character of the surrounding area. The application is therefore acceptable in terms of its design and impact on visual amenity and accords with policies P3 and DM1 of the Core Strategy and paragraph 130 in the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

To the rear of the development, the ground level falls away in a north-easterly direction towards Wince Brook and Grimshaw Lane/Dane Bank, where the nearest dwelling is some 117m away.

To the front, the proposed bedroom window measures approximately 17m to the directly facing boundary of curtilage. Therefore, it is considered that there is a comfortable separation distance between the development and the adjacent dwelling, no. 3 Ramsden Farm.

The increased height and scale of the detached building would result in some loss of light and outlook to the host property. However, the development would retain the

existing space between the detached building and host property and the roof would be hipped away from the first floor windows of the host property. This would ensure an acceptable impact on the amenity of the occupiers of the host property.

Whilst the proposed development would increase the living accommodation at the property, the resulting residential use would result in levels of noise and activity that would continue to be typical of a residential dwelling.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposals do not reduce the existing provision of off-street parking which is considered appropriate for a dwelling of this size. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

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:-

- Existing Layout & Elevations. Drg no. 6383_4RF1
- Proposed Layout & Elevations. Drg no. 6383_4RF2A
- Proposed Visual. Drg no. 6383_4RF3
- Existing & Proposed Block Plans. Drg no. 6383_4RF4A

and the development shall be carried out in 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 application property 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

4. The annexe hereby permitted shall remain incidental to the dwellinghouse at 4 Ramsden Farm at all times and shall at no time be subdivided or occupied as a separate or self-contained residential unit without the prior permission of the Local Planning Authority.

Reason: In the interests of residential amenity and access and in compliance with policies DM1 and T2 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	24/01/2023	Signed: BM
Authorisation	06/02/2023	Signed: RC

Report Author Bob Melling