

Application Number:	23/00047/HOUS
Location:	39 Canon Street Rochdale OL16 2TF
Proposal:	Erection of attached garage to side and formation of front driveway
Applicant:	Mr Kamal Ali
Case Officer:	Sam Yuen
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. 39 Canon Street, a two-storey end-terrace dwelling located in Central Rochdale. The dwelling is situated on a corner plot and is adjoined to no. 41 Canon Street to the south-east, adjacent to no. 19 Bishop Street to the north, and faces the highway to the south-west. The side and rear boundary of the curtilage borders the side and rear curtilage of adjacent no. 19. The dwelling is sited on a lower level than adjacent no. 19 and the highway.

Description of Proposal

Planning permission is sought for the erection of a single attached garage to the side elevation of the host dwelling and the formation of a front driveway. The proposed garage is characterised by a hipped roof and measures approx. 3.9m in width and approx. 5.7m in depth with a ridge height of approx. 3.63m and an eaves height of approx. 2.7m. The proposal would be constructed from materials matching the host dwelling.

The proposed driveway would be sited to the front of the proposed garage, to the west of the host dwelling and would be constructed from a permeable surface material.

Relevant History

21/00451/HH42 - Prior notification for a single storey extension measuring 4.0m from the rear of the original dwelling (with a maximum height of 2.5m and height to eaves 2.5m) - Prior Approval Not Required

21/00561/HOUS - Two-storey side extension following demolition of existing porch - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Although the proposed driveway length to the garage is marginally below Council standards as Canon Street is a lightly trafficked street we raise no concerns on this issue.

We would ask that the garage is retained for its intended use and not converted under permitted development rights as there may be an impact on parking provision for the extended dwelling.

Lead Local Flood Authority/Drainage

The drainage officer raises no concerns with the proposals but requests that prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

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)

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

- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”* 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.”*
- ☐ The proposed single garage is of a single-storey form which would appear subservient to the host dwelling. The use of a hipped roof would also be in keeping and raises no concerns.
- ☐ The proposed garage would project beyond the front main wall of the host dwelling by approx. 0.9m. However, it is noted the additional projection would be required to meet the minimum parking space standards. In addition, the proposed garage would not project beyond the existing front porches of the adjoining row of terraced housing and would not project beyond the front elevation of adjacent no. 19. Therefore, on balance, it is considered the proposed development would not cause adverse harm to the appearance of the street scene and would be acceptable.
- ☐ Materials of the proposed garage would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.

- ☐ 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.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.”*
- ☐ Given its single-storey form, the siting of the host dwelling on a lower level than adjacent no. 19, and the presence of 2m-high fencing between the properties, it is considered the proposed development would not significantly impact on the amenity of the neighbouring occupiers.
- ☐ It is acknowledged the proposed garage would block the existing north-west facing dining room window and may restrict natural light into the room. However, considering the existing overshadowing impact of the window by virtue of its orientation to the north-west and short distance from the boundary treatments, on balance, it is considered the additional harm would not be significant enough to warrant refusal.
- ☐ It is considered the proposed development would retain sufficient front and rear garden space with a functional layout for its occupiers.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed front driveway would fall marginally short of the minimum car parking space standards, as stated in section 3.15 of the SPD. However, given the highway would not be subject to heavy traffic, and the proposed driveway would provide adequate turning space for vehicles, the proposed works would be acceptable.
- ☐ The proposed plans indicate the driveway to be constructed from a permeable material. Suitable permeable paving can be achieved via condition as to ensure satisfactory disposal of surface water from the driveway.
- ☐ 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. The permission relates to the following plans:

- ☐ Location Plan – dated 18/04/2017
- ☐ Existing Site Plan
- ☐ Proposed Site Plan
- ☐ Existing Floor Plans and Elevations – Sheet 1 dated 06/2022
- ☐ Proposed Floor Plans and Elevations – Sheet 2 dated 06/2022

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 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.

4. Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes should include:

- (i) Details of permeable paving, including a cross-section of the sub-base if this forms part of the sustainable drainage system, or details of draining the drive to a soakaway.
- (ii) Details of a soakaway for the garage roof.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

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	29/03/2023	Signed: SY
Authorisation	30/03/2023	Signed: RK

Report Author Sam Yuen