APPLICATION NUMBER: 19/00410/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00410/FUL	Mubeen Patel	25 June 2019

Address: Land Rear of 13 Bruce Street, Rochdale

Proposal: Change of use of garden space to accommodate the siting of 4 single garages

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

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/a
	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: DR **DATE: 28/06/2019**

Location

The application site relates to part of the rear garden area of No.13 Bruce Street which has recently been sold. The site is located to the rear of Bruce Street and can be accessed from an unadopted road through alleygates from both Bruce Street and

Onslow Street. The land as existing contains a detached garage and shed and is located in a residential area surrounded by two storey residential dwellings.

Description of Proposal

The application proposes the change of use of part of the garden land and to construct four garages located adjacent to the south eastern boundary of the site which would be rented to local residents. Each garage would measure 5.5m x 2.8m and would have a maximum height of 2.9m. The amended plans submitted show the side and rear walls of the garages would be constructed of concrete blockwork whilst the front walls would be finished in red brick, the roofs would be of steel cladding.

The existing garage and shed at the site are to be retained on site. Access to the garages would remain as existing from the unadopted road. During the officers site visit it was noted that excavations had taken place and the concrete base for the garages had already been laid.

Relevant History

03/D41235 - Change Of Use Of Land To Provide Extension To Private Garden, Including Erection Of Detached Double Garage And Rear Conservatory Extension To Dwelling Extension To Dwelling – Approved.

96/D33700 - Erection Of Light Industrial Unit – Refused.

95/D32462 - Residential Development – Refused.

91/D27367 - Residential Development - One Dwellinghouse – Refused.

Consultee responses

Highways

I have no objection to this proposal for residential garages. The access to the site is set up for vehicular access and the alley gates are vehicle access gates. Four garages would not cause an unreasonable level of intensification of use of this area.

I would object to these garages being used for any industrial or commercial purpose and would request a condition is attached to any planning consent preventing this.

Representations

Letters of notification were sent out to surrounding neighbours and three letters of objection have been received which make the following concerns; an officer response has been provided where the concerns raised have not been discussed in the Analysis section below.

- The proposed garages would be for commercial use;
- There is currently alleygate access, and as the garages would be rented this may lead to a compromise in safety; ***Officer Response –****it is not considered* the proposal will give rise to a significant increase in the number or frequency of vehicle movements into and out of the site
- Would the access track get tarmacked;
- Several people use the alleygate for dog exercising etc.
- The building work is creating noise – **Officer Response** – The building work would be temporary and is not material in the consideration of this application.
- The residents have garages, they do not need these facilities

- There would be a disruption in accessing our own garage **Officer Response** – This is a private matter.

Policy

National

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

Local

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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

ANALYSIS

Principle of Development

The site has recently been used as an extension to the private garden area of 13 Bruce Street, approved under planning application 03/D41235. More recently the land has been sold and the proposal is to change the use of the land from garden space to accommodate four garages which would be rented to local residents.

The application site is allocated as Defined Urban Area under the Rochdale Unitary Development Plan. Policy G/D/1 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that new development should be located in the urban area, so as to support urban regeneration and to protect the countryside.

With the above policy in mind, it is considered that subject to the appropriate assessment of matters such as amenity, highway safety and the environment, the principle of changing the use of the land and erecting four garages at the site is acceptable. No. 13 Bruce Street would retain a suitably sized rear garden area.

Design

The NPPF and Policy P3 of the adopted Core Strategy promote high quality design. Policy DM1 of the adopted Core Strategy also requires high quality design and development to take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

There a number of other private garages within the immediate surrounding area, these are mainly positioned to the end of driveways to residential dwellings. The proposed garages are proposed to be positioned to the rear of the dwellings on Bruce Street, Manley Road and Hydon Brook Walk. However the garages would be mainly hidden from views given the high boundary treatments erected along the northern and south eastern boundaries of the site which rise almost in line or above the roof height of the proposed garages. The garages are simple in design, the blockwork to the side and rear would not be readily seen from public vantage points whilst the front elevation has been proposed to be finished in red brick to match the materials used on the existing garage at the site which is acceptable.

Therefore, it is considered that the design of the proposed garages, their size, use of materials including their overall height would be acceptable and in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the NPPF.

Amenity

The proposed garages would be single storey height and would not rise significantly above the existing boundary treatments of the site. As such, given the design, height and positioning of the garages, they would not detrimentally overshadow or harm outlook of any neighbouring dwellings.

The information submitted by the applicant states that the garages would be rented out to local residents; as such a condition would be attached to any approval for the garages to only be used for domestic purposes in order to protect the amenity of neighbouring occupiers.

Therefore, subject to condition, the proposal complies with CS Policies DM1 and G9 which along with other considerations expects development proposals to not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing, and loss of privacy or to lead to an unacceptable increase in noise.

Highways

Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

Given that the application relates to the provision of four domestic garage units, it is not considered that the proposal will give rise to a significant increase in the number or frequency of vehicle movements into and out of the site. It is noted that the site currently operates as a rear garden with a garage and no objections have been raised by the Council's Highways Officer who states that the proposed four garages would not cause an unreasonable level of intensification of use of this area.

The application is therefore considered to accord with Policy T2 of the Core Strategy and the NPPF.

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:-

- Site Location Plan 1:1250
- Existing Site Plan drawing no. SLW/PB/01
- Proposed Site Plan drawing no. SLW/PB/02
- Existing and Proposed side and Front Elevations drawing no. SLW/PB/03 Rev1
- Proposed Side and Rear Elevations drawing no. SLW/PB/04 Rev1

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 and the National Planning Policy Framework.

3 The garages hereby permitted shall not be used for any trade, business or industrial purpose.

Reason: In order to prevent nuisance arising in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure 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.

Notes for Applicant:

Report Author Mubeen Patel