APPLICATION NUMBER: 20/01492/OUT

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01492/OUT	Ryan Killeen	26 January 2021

Address: Land adjacent 3 Lowther Crescent Middleton M24 4ES

Proposal: Outline application (all matters reserved) for erection of one detached dwelling

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	Y
	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?**	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	**Grant Subject to Conditions**

CHECKED AND SIGNED OFF BY: AT **DATE: 16.02.2021**

SITE

This application relates to part of the garden of no.3 Lowther Crescent, a two storey semi-detached dwelling located on a post-war housing estate approximately 1km north-west of Middleton Town Centre. The property faces north towards the highway, adjoining to no.2 Lowther Crescent to the east, benefitting from a substantial side curtilage that occupies the corner plot between Lowther Crescent and Eycott Drive. No.1 Eycott Drive, a detached bungalow is sited immediately south east of the plot, with the additional units on Eycott Drive forming a strong northwest facing building line.

PROPOSAL

This application seeks outline permission for the erection of a single dwelling on the side curtilage of no.3 Lowther Crescent, with all matters reserved.

An indicative layout drawing has been submitted along with elevations and floor plans that indicate the proposed dwelling facing northwest towards the highway with a skewed orientation in relation to the surrounding building lines. A single off-street parking space has been indicated.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2	**Creating successful and healthy communities**
C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
SO3	**Improving design, image and quality of place**
P3	Improving design of new development
SO4	**Promoting a greener environment**
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	**Improving accessibility and delivering sustainable transport**
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1	**Defined Urban Area**
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground

Supplementary Planning Documents (SPD):
Guidelines and Standards for Residential Development (June 2016)

Oldham and Rochdale Urban Design Guide

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Public Protection - Noise/Odours
No comments received to date

Public Protection (Environment) – **Summary:** Recommendation for standard site investigation and assessment condition.

United Utilities - **Summary:** In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 6 l/s. Standard conditions and standing advice have been provided.

Highways and Engineering

We have no objections to these proposals.

The applicant has provided ample parking.

The development will not generate any great volume of traffic.

No changes are proposed to the highways layout.

We have no concerns regarding road safety.

Refuse collection and emergency access arrangements are already in place.

The applicant should try to ensure the property is set back 5500mm in length from the highway so vehicles can park clear of the garage.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice posted in the vicinity of the site. Two letters of objection were received and a summary of the issues raised is as follows:

- The proposal would result in impacts to highway safety and functionality.
- Disruption during the construction process
- Issues with the sale process of the property
- Issues with construction in the local area

Officer's response: The concerns relating to highway safety are addressed within the 'Highways' section of the report, the other three concerns are not material planning considerations, to which, the local authority shall have no regard.

ANALYSIS

Principle of Development – Housing

The application site is a greenfield site as defined within Annexe 2 of the NPPF and is located within the Defined Urban Area. Policy C1 of the adopted Rochdale Core Strategy outlines that the Council will promote the reuse and regeneration of vacant and underused previously developed sites and focus only on sustainable greenfield sites which provide the best access to a range of services, jobs and facilities and have limited impact on green infrastructure and amenity. The application site is well located in respect of public transport provision and access to jobs and services and the impacts on green infrastructure are limited. The latest published information suggests that the Council can demonstrate more than a six year supply of housing land based on the Core Strategy target; however this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.

As such, the principle of development of a greenfield site such as this within the urban area for residential purposes need not be unacceptable; however, this factor must be balanced against all other material considerations, as outlined below. The development of under-used greenfield and backland sites can help to make more efficient use of land within the urban area. However, proposals involving the development of residential gardens require careful consideration to ensure the development is appropriate, there is no loss of amenity for existing residents, that there are proper means of access and parking and that adequate space can be retained between new and existing dwellings. Sensitive design and good landscaping are also key considerations, to ensure that new buildings fit successfully into existing sites.

Therefore on the basis that the proposal would make a valuable contribution to housing supply within the borough, whilst being in a sustainable location within good proximity to local amenities and public transport facilities, it is considered that the principle of development is acceptable in accordance with adopted Rochdale Core Strategy polies C1, C3 and SD1, saved UDP policy G/D/1 and the NPPF.

Impact upon Visual Amenity

The application is in outline with all matters reserved with received plans being indicative only. It is not therefore appropriate to comment on matters of design, layout and visual appearance at this stage.

Notwithstanding the above, the garden at present does not contribute significantly to the overall character and appearance of the street scene and the loss of such space would not be unduly detrimental to the visual amenity of the area.

Residential Amenity: DM1

The application is in outline with all matters reserved, with received plans being indicative only. However, the indicative layout would comply with the relevant minimum separation distances outlined in the residential development SPD and would not prejudice the outdoor amenity space of the existing dwelling to an unacceptable extent.

Highways

The application is outline only with all matters reserved with received plans being indicative only. The proposal was submitted to the Council's Highways Officer Engineer for consultation. No objection has been raised on the basis that the proposal would not be expected to generate a significant amount of traffic, would retain the existing highway layout and does not raise any other concerns with regards to highways safety. Further to this, it is considered that the proposal would

not result in a loss of parking for the existing dwelling. The site access arrangements are therefore acceptable and in accordance with adopted Rochdale Core Strategy policies T2 and DM1 and the NPPF.

Drainage and Flood Risk

Full drainage details have not been provided. The surface water drainage scheme would need to demonstrate compliance with the NPPG hierarchy. In the event of surface water draining to the public surface water sewer, United Utilities would require the pass forward flow rate from the site to the public sewer to be attenuated to 6 l/s. Subject to an acceptable drainage scheme being agreed, the application would accord with adopted Rochdale Core Strategy policy G8, saved UDP policies EM/7 and EM/8 and the NPPF.

Land Contamination

Standard risk assessment and site investigations would be required to demonstrate compliance with adopted Rochdale Core Strategy policy G9 and the NPPF.

RECOMMENDATION

GRANT subject to conditions:

1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
(a)The expiration of three years from the date of this permission; or
(b)The expiration of two years from the final approval of the reserved matters, or

in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2 The approval of the Local Planning Authority shall be sought in respect of the following matters before the development is commenced: the layout of the development, scale, external appearance, landscaping and proposed access to the site.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.

3 The total number of residential units included in any application(s) for reserved matters submitted pursuant to condition 2 of this permission shall be limited to a maximum of one dwelling and the development shall be substantially in accordance with the following plans/documents:
- CM245 PL 02A – Proposed Indicative Site Plan
- CM245 PL 04B – Location Plan and Proposed Indicative Block Plan

Reason: The submitted layout of the proposed development incorporates a number of key parameters that will guide the detailed reserved matters application, and in order to provide for an acceptable scale and layout of development and high quality environment, in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:
i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.
The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

5 No development shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

6 No above ground works shall take place until details of the finished floor and external site levels of the dwellings and their plots have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to achieve an acceptable relationship between surrounding buildings in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Report Author Ryan Killeen