APPLICATION NUMBER: 19/00525/AM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00525/AM	Rachel Carney	25 June 2019

Address: Land At Holland Street (Lambs Fold) Wardle Rochdale

Proposal: Section 73 application to vary condition 2 of planning permission 18/01242/AM for revision of house type for plot 12 to replace integral garage with additional living accommodation

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?**	y
	Neighbour comments received?	n

EIA	**Screening opinion completed and saved to Onbase?**	n

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	**APPROVE**

CHECKED AND SIGNED OFF BY: AT **DATE: 03.07.2019**

SITE

The application relates to a site that is currently under construction and which relates to the development of four houses. The site however comprises the northern section of a larger development site which was originally given permission for the erection of 10 dwellings, but following application 18/00145/FUL to the north of the site, a total of 12 properties are proposed across the site as a whole.

Prior to the commencement of the development the site was an undeveloped area of land measuring approximately 0.8ha and situated off Stott Street and Holland Street. The site is located just beyond the urban boundary and is defined as Protected Open Land and within a Greenspace Corridor. Prior to development the site was an open, generally level and grassy field that was devoid of any trees or planting, apart from along its western boundary.

PROPOSAL

The application seeks a 'minor material amendment' to planning permission 18/00145/FUL to introduce a new house type that would remove the integral garage to plot 12 and replace with additional living accommodation, including replacement of the garage door with a standard style double window.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

C1 Delivering the right amount of housing in the right places
C3 Delivering the right type of housing
C6 Improving health and well being
C7 Delivering education facilities
P1 Improving image
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
G6 Enhancing green infrastructure
G7 Increasing the value of biodiversity and geodiversity
G9 Reducing the impact of pollution
T2 Improving accessibility
DM1 General development requirements
DM2 Delivering planning contributions and infrastructure

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area
D10 Protected Open Land
G8 Greenspace Corridor

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development'.

RELEVANT SITE HISTORY

01/D38875 - Residential development – 11 dwellings - Refused.

13/00873/OUT - Outline application for the development of 10 houses -Withdrawn.

13/01066/OUT - Outline application for the development of 10 houses – Approved.

15/00413/FUL – Erection of 10 detached dwellings – Approved

15/01328/AM – Minor material amendment to 15/00413/FUL – Approved

18/00215/ANM – Non-material amendment following planning permission 15/01328/AM for alterations to the boundary line of plot 4 – Approved

18/00145/FUL - Erection of 4 no. dwellings consisting of the re-positioning of existing plots 5 and 6 as per planning permission 15/01328/AM and introduction of 2 no. additional dwellings (revised house type) to form plots 11 and 12, re-positioned turning head, landscaping and associated works – Approved

18/01242/AM - Section 73 application to vary condition 2 of planning permission 18/00145/FUL to alter the internal road position and layout of part of the site – Approved

18/01249/ANM - Application for non-material amendment to planning permission 15/01328/AM to reposition the rear garden boundary/fence of plots 4 and 7 - Approved

CONSULTATION RESPONSES

Highways And Engineering
We have no objections to this proposal as it is unlikely to impact on the highways.

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. No letters of representation have been received in respect of this application.

PENNINES PLANNING PANEL

No comment

ANALYSIS

This application seeks permission for a revised house type to that approved under application 18/01242/FUL. The application proposes to remove the garage to plot 12 and replace it with additional living accommodation, with associated external alterations comprising removal of the garage door and its replacement with a double window.

The principle of development on this site has already been accepted, and as such the only material considerations on this application relate to the changes made, that being the removal of the garage and the subsequent external alterations.

The Council's SPD, Appendix 5 clearly establishes that the maximum parking provision of two spaces per dwelling does not include spaces provided within a

garage and the submitted site plan clearly demonstrates that two off street parking spaces would be retained within the site on a double driveway.

Highway Services have been consulted on the application and confirmed that they have no objections to the proposal as it is unlikely to impact on the highway. Considering these comments and the clear compliance with the SPD maximum parking standards, it is considered that the removal of the garage would be acceptable. Furthermore, the replacement of the garage door with a double window would also comprise an acceptable development with the proposed window style and proportions complementing the remainder of the property. This would be in accordance with policies P1, P3 and DM1 of the Core Strategy.

No other alterations are proposed as part of this application and further to the above it is considered that the revised proposal would be acceptable and the recommendation is for approval, subject to conditions.

RECOMMENDATION **APPROVE**

1. The development must be begun not later than the 20th June 2021.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt, this permission relates to the following drawings:-

- Proposed revision to plot 2 - Drawing no. D206/010

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 development shall be carried out using the approved materials as specified on the approved drawing D206/010. No above ground works shall be undertaken to each plot until specific details of the elevational treatments for that plot have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity and to accord with policies P1, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The development hereby approved shall be undertaken in full accordance with the Construction Management Plan as submitted with and approved under application 15/01057/DOC.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

5. Details of finished floor levels and external ground levels for each plot shall be submitted to and approved in writing by the Local Planning Authority before any

development at that plot takes place. The development shall thereafter be completed in accordance with the duly approved details.

Reason: In order to ensure a satisfactory relationship between the new dwellings and between the development and surrounding buildings in the interests of residential and visual amenity in accordance with the requirements of policy P1, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

Reason for pre-commencement condition: Level details would likely dictate the construction of the development, including ground works at the site.

6. The dwellings hereby approved shall not be occupied until, a verification report has been submitted to and approved in writing by the Local Planning Authority confirming that all necessary remediation and protection measures have been undertaken in
accordance with the following reports approved under application 15/00413/FUL;

- Phase 1 environmental Audit Land near Holland Street, Hurstead, Rochdale - June 2013;
- Holland Street, Hurstead, Littleborough. Environmental Phase II Letter Report, Results of soil chemical testing. dated 21st January 2015.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with polices G9 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework

7. Within 2 months of the date of this permission a scheme for the disposal of foul and surface water from the site shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- Details of the rate of surface water discharge from the site to any soakaway, watercourse or surface water sewer (including any necessary flow attenuation measures and the use of SUDS where appropriate), which shall not exceed 10 litres per
second

- Details of how the scheme will be maintained and managed after completion.

- The surface water and foul water shall be drained on a separate system with no surface water being discharged to the foul or combined sewer systems.

The scheme shall be implemented in accordance with the duly approved details before any of the dwellings are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of foul and surface water from the site in accordance with the requirements of policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

8. No construction of the estate road shall take place until a scheme for the design, construction and drainage of the new estate road (including any footways) that shall integrate with that approved under application 15/01057/DOC (shown on drawing no. D206/001/C), has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented before any of the

dwellings hereby approved are first occupied, and the estate road retained as such thereafter.

Reason: To ensure a satisfactory standard of engineering works and surface treatment in order to achieve appropriate provision for vehicle access, circulation and manoeuvring in accordance with the requirements of policy T2 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), prior to the first occupation of each dwelling hereby permitted, the window in the second floor on the rear elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof), prior to the first occupation of each dwelling hereby permitted, the rooflights indicated on approved plan D206/010A shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 5 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 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 Rachel Carney