

Officer Report

Case Reference: PL/2026/0329
Location: THE STABLES, BROOKLYN AVENUE, ROCHDALE, OL16 2SG
Proposal: Conversion of detached garage to form habitable accommodation ancillary to existing dwelling house together with replacing garage door with glazed entrance screen
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site consists of an existing single storey detached garage at the residential dwellinghouse of 1 The Stables, located on Brooklyn Avenue.

PROPOSAL

The application seeks planning permission for the conversion of the existing single storey detached garage to living space ancillary to the main dwellinghouse. The works include replacement of the garage door with glazing and new windows to the existing window openings on the side elevation.

RELEVANT PLANNING HISTORY

92/D28775 - Extension And Conversion Of Existing Stables To Form Two Storey Dwelling - Grant subject to conditions - 1992-12-17

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

Design, character and appearance

The application proposes the conversion of an existing detached garage into a bedroom and living space, ancillary to the host dwelling. The garage door would be replaced by glazing including french doors. The existing side windows are to be retained.

The proposed conversion doesn't propose any alterations to the building, other than the proposed windows. The building is set back from the street scene within the garden of the property, and would have a minimal impact on the wider street scene.

Having regard to the above, the proposed development is considered to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of both the Housing SPD and the National Planning Policy Framework.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

To the west, terraced properties on Brooklyn Avenue face onto the application site. It is noted the property to the north shares a boundary where the proposed garage to be converted is located. In respect of this neighbour to the north, it is not considered the proposals would result in any unacceptable impact with regard to noise. The proposed garage conversion is to provide ancillary accommodation, associated with the main dwellinghouse. It is not considered the conversion would be detrimental to the amenity that No. 9 can reasonably expect to enjoy.

It is noted that the habitable room created within the converted garage would receive an adequate amount of natural light and meet NDSS requirements regarding floorspace and sizes for a bedroom. As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application property would retain two off-street parking spaces and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved. : -

- Proposed Block Plan - A340-03
- Proposed Drawings - A340-101
- Application Form
- Location Plan A340-01

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, the saved Unitary Development Plan, 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 the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.