

Officer Report

Case Reference: PL/2026/0090
Location: 34 WOODLAND ROAD, HEYWOOD, OL10 4DB
Proposal: Erection of single-storey detached outbuilding to form garage/storage and games room
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 34 Woodland Road Heywood. This is two storey semi detached dwelling with a large rear garen and off street parking.

Proposal

The application seeks permission for a detached outbuilding ancillaey to the house. The site is within the Defined Urban Area and is no longer in the Green Belt due to Places For Everyone adopted 2024.

Relevant History

N/A

Consultee Responses

N/A

Representations

Neighbour notifications have been sent out to surrounding properties and a site notice displayed in the vicinity. One objection has been made and raised the following.

- The development is in the Green Belt
- Concerned no buildings should be built on this land
- it will not be in keeping with the character of the area
- Concerns over a new driveway will be needed to access the garage
- The building will be too tall
- Increase in noise and disturbance
- Concerns building will be used for separate business

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

Policy JP-P1 Sustainable Places

Local

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)

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed outbuilding will be 14m long, 5m in height and 6m in width, this is considered large in scale. However, it will be located at the rear of the garden with limited visibility from the highway. Under permitted development a building of similar

scale may be built. The proposed outbuilding will be finished in brick work to match the existing dwelling; this is considered acceptable. It is not considered to have a negative impact on the character of the area.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The outbuilding will be seen from the adjoining neighbour no.36 Woodland Road, it will be approx. 17m away from the rear elevation, this is considered acceptable. As it is being used ancillary to the house and no one will live in it. It is not considered to have a negative impact on neighbour privacy.

Concerns have been raised over an increase in noise and disturbance, once the development is in situ it is not thought there will be an unacceptable increase in noise and disturbance. The submitted information states the outbuilding will be domestic in nature and incidental to the enjoyment of the existing dwelling, a condition can be attached to ensure this.

There will be sufficient room in the garden for occupiers and future occupiers to sit out in.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact upon the existing highway or off-street parking. Whilst a garage door is indicated, works to create a vehicular access from an unclassified road do not require planning permission, and hard standing can be installed under permitted development rights within the curtilage of a dwelling.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan. [AC1]

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (4)

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

- Location Plan
- Existing and Proposed Site Plans Sheet 2
- Proposed Elevations Sheet 4
- Proposed Plans Sheet 3
- Green Belt Assessment

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 Rochdale 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 be in accordance with those indicated on the approved plans.

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 The development hereby permitted shall be used only for purposes incidental to the enjoyment of no.34 Woodland Road and shall not be used for business purposes private or public.

Reason: To protect the amenity of surrounding occupiers in accordance with policies DM1 and P3 of the adopted Core Strategy 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.