

Officer Report

Case Reference: PL/2026/0447
Location: 126 CHURCHILL STREET, ROCHDALE, OL12 7EN
Proposal: Erection of detached double garage following removal of existing dilapidated garage
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE DESCRIPTION

The application relates to 126 Churchill Street, a two storey end terrace property located via Tenby Grove.

PROPOSAL

Permission is sought for erection of a double garage following removal of a dilapidated garage.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None

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:

3 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: Sent 05/06/2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received

SUMMARY OF CONSULTATION RESPONSES

None applicable or received

ASSESSMENT

Design, character and appearance

Paragraph 131 of the NPPF (henceforth, the Framework) states that the fundamental aim of the planning system is the creation of high quality, sustainable places. Paragraph 135 adds that new development should be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.

At Paragraph 139, the Framework makes clear that development which is not good design, should be refused – especially where this fails to raise the standard of design more generally in the area.

Policy JP-P1 of PfE states that new development should be distinctive, with a clear identity that “respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale, and materials used”

Policy DM1 and P3 of the Council’s adopted Core Strategy states that development proposal should be “of high-quality design and take the opportunity to enhance the quality of the area” and to “enhance the borough’s identity and sense of place by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials...”

The proposed garage would be relatively hidden from the streetscene to which No 126 Churchill Street contributes, but is visible from the rear boundary which is visible from Balfour Road. Nevertheless, the proposed garage is single storey with a relatively low roof ridge, and as such is not considered out of scale or to cause visual intrusion by way of its design. The proposed fenestration is considered acceptable, and would not cause harm to the host dwelling. A condition securing matching materials to the host dwelling is attached to the decision. Subject to this, the proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

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. The positioning of the garage would remain generally similar to that of the existing garage albeit with a larger footprint. It is not considered this would cause undue harm on the neighbour at No 20 Balfour Road.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained. 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. : -

- Floor Plans, Elevations , Section and Site Plans
- Location Plan and Existing Site Plan
- Application Form

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 dwellinghouse 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)

- 4 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.