

Officer Report

Case Reference: PL/2026/0451
Location: 94 ELM PARK GROVE, ROCHDALE, OL12 7JT
Proposal: Temporary siting of storage container to front of dwellinghouse
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to a semi-detached dwellinghouse located on a cul-de-sac in a residential suburb to the north of Rochdale. The property faces the highway to the east and is adjoined by 96 Elm Park Way to the south and is adjacent to 92 Elm Park Grove to the north. The site is located within the Defined Urban Area, as designated under saved UDP Policy G/D/1.

PROPOSAL

Permission is sought retrospectively for the temporary retention of a 20-foot shipping container located within the front curtilage of the application property. The container is used for domestic storage purposes in connection with ongoing repair, renovation and improvement works being undertaken at the dwelling. The applicant seeks retention of the container until 31 October 2028, after which it would be removed from the site.

The container is screened by a combination of existing vegetation and additional screening attached to the structure.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

01/D38975: Single Storey Side, Rear And Front Extensions To Dwelling. Approved August 2001.

96/D32779: Single Storey Front And Rear Extensions To Dwelling. Approved March 1996.

93/D29070: Front Dormer Extension To Dwelling. Approved March 1993.

79/D08699: Rear Dormer Extension. Approved June 1979.

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):

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 04.08.2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

One letter of objection has been received from a neighbouring occupier.

The concerns raised are addressed, where material, within this report.

SUMMARY OF CONSULTATION RESPONSES

N/A

ASSESSMENT

Principle of Development

The application relates to the temporary retention of a storage container within the curtilage of an existing dwellinghouse. The proposal does not involve the creation of a separate planning

unit and the container is used solely for purposes incidental to the enjoyment of the dwellinghouse, namely the storage of tools, materials and equipment associated with a programme of refurbishment works.

The principal considerations are therefore the impact upon the character and appearance of the area, residential amenity and highway safety.

Character and Appearance

The container occupies a position within the front garden of the dwelling and, by virtue of its scale, form and utilitarian appearance, is not a feature typically associated with a residential street scene. Consequently, the proposal has the potential to adversely affect the character and appearance of the area.

The container is, however, proposed on a temporary basis and the application is accompanied by information detailing an ongoing programme of repair, renovation and improvement works to the property extending through to October 2028. The applicant has provided a schedule of works, justification for the storage requirement and confirmation that the container would be removed no later than 31 October 2028. The applicant has also indicated a willingness to accept a condition securing its removal by that date.

The Local Planning Authority has carefully considered the visual impact of the structure. Whilst the container remains discernible from the public realm, it was evident during a site visit that existing vegetation and supplementary screening significantly soften its appearance and limit public views. The structure is therefore substantially screened from the wider street scene.

Whilst some limited visual harm arises from the retention of the container, that harm is moderated by the temporary nature of the proposal, the demonstrated operational need associated with the refurbishment works, the existing vegetation within the site, the screening attached to the container and the proposed removal of the container by a specified date. In addition, the applicant has provided a credible explanation for the retention period sought, explaining that the refurbishment works are being undertaken on a phased and largely self-managed basis as finances permit. The substantial planting and boundary treatments within the frontage materially reduce the visibility of the container from public viewpoints and therefore lessen its impact upon the street scene.

Taking these matters into account, it is considered that the proposal would not result in such significant harm to the character and appearance of the area as to warrant refusal. The temporary retention of the container is therefore considered acceptable and accords with the objectives of local design policies and the design principles contained within the National Planning Policy Framework.

Residential Amenity

The container would not facilitate any commercial activity and would not result in additional vehicle movements, servicing activity, noise or disturbance beyond that which would ordinarily be associated with the occupation and maintenance of a residential property.

The container does not contain any windows or elevated viewing positions and therefore raises no issues in respect of overlooking or loss of privacy.

Consideration has been given to the relationship between the container and the adjoining residential property. It was observed during the site visit that the narrower end elevation of the container is visible from the neighbouring dwelling. However, existing mature vegetation and landscaping already substantially restrict views from the neighbouring property's ground floor front window. Whilst the container may be visible from certain positions and viewing angles within the front room, it would not appear as a dominant, overbearing or unduly intrusive feature. Instead, it would be viewed within the context of a frontage characterised by established trees, shrubs and other planting which materially soften its appearance and reduce its visual prominence.

In addition, significant weight is afforded to the temporary nature of the proposal. The application seeks retention of the container only until 31 October 2028, after which its removal would be secured by condition. Accordingly, any visual impact experienced by neighbouring occupiers would be limited in duration and would not represent a permanent alteration to residential outlook.

Taking all matters into account, it is considered that the temporary retention of the container would not give rise to any unacceptable harm to the living conditions of neighbouring occupiers and the proposal is therefore acceptable in terms of residential amenity.

Highway Safety and Parking

No alterations to vehicular access arrangements are proposed and that existing parking provision within the site would remain unaffected.

The proposal does not result in the loss of off-street parking spaces and is not expected to generate additional traffic movements. There is no evidence that the siting of the container adversely affects vehicular access to the site or prejudices highway safety.

Accordingly, no highway safety objection is raised.

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.

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.

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) (1)

- 1 The temporary shipping container hereby approved shall be removed from the site in its entirety and the land restored to its former condition on or before 31 October 2028.

Reason: The container is only considered acceptable on a temporary basis due to its impact on the character and appearance of the area. This condition is imposed in accordance with Policies P3 and DM1 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Guidelines and Standards for Residential Development SPD 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.

Informatives (1)

This Decision Notice relates to the following drawings and documents:-

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- Location Plan. Dated 16/05/2026
- Proposed Site Plan. Dwg no. A1. Dated 01/06/2026
- Supporting letter received on 20/08/2026 and signed by Nigel Campbell