

Officer Report

Case Reference: PL/2026/0600
Location: 45 WOOD HEY GROVE, ROCHDALE, OL12 9UA
Proposal: Erection of detached garage and home gym following demolition of existing detached garage. Erection of proposed bay window to front elevation of main dwellinghouse and alterations.
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site relates to 45 Wood Hey Grove, Rochdale, a corner bungalow property with an existing detached garage. The neighbouring properties of No 43 is located along the rear boundary while 47 is located along the western side boundary.

PROPOSALS

Planning permission is sought for;

- Demolition of existing garage
- Erection of replacement detached garage, including an internal home gym and shower room
- Erection of proposed bay window to front elevation of main dwellinghouse
- Various alterations to other elevations.

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:

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: NA

Press Notice: NA

Neighbour notification letters: Letters were sent 06/07. 1 letter of objection was received.

Concerns were raised regarding the accuracy of the site boundary and the consequences of this, including impeded access for disability, fire safety, and access to bins.

Officer Response: A boundary dispute relates to property law and is not a material planning consideration. Therefore, the issue of a boundary dispute is a civil matter only, and not a material planning consideration. Issues such as fire safety should be raised with Building Control and is not a planning matter insofar as this application is concerned.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

Concerns were raised regarding a boundary dispute between No 45 and 47 and the consequences of this, including impeded access for disabled users, fire safety, and access to bins.

Officer Response: A boundary dispute relates to property law and is not planning law. Therefore, the issue of a boundary dispute is a civil matter only, and not a material planning consideration. Issues such as fire safety should be raised with Building Control and is not a planning matter insofar as this application is concerned.

SUMMARY OF CONSULTATION RESPONSES

None received

ASSESSMENT

Design, character and appearance

The proposed development will demolish the existing single storey garage and erect a new garage in situ. The garage would have a pitched roof appearance at the front elevation and a flat roof element towards the rear. The flat roof element is an area of 23sqm. The garage will measure 8m in width, with an eaves height of 2.3m and a ridge height of 4.3m. The flat roof height would be 3.2m. It is noted the ground level drops towards the rear of the site, and the application site's boundary is angled slightly.

On the main dwellinghouse, a front bay window is proposed to the lounge, and some small alterations to the side fenestration including replacing a secondary bedroom window with a high-level window and introduction of a new window on the rear elevation of the main dwellinghouse.

The property is a bungalow read in the context of other similarly designed bungalows, and 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 proposed alterations to the windows are considered acceptable and would not result in a detrimental impact on the neighbouring occupier's amenity, with regard to window distances and boundaries. The proposed development, with regard to the garage works, it is noted the pitched roof will introduce massing where previously there has been none, and a significant increase in width is proposed. Given the garage is in keeping with the character of the main house, the slight increase in scale is not considered unacceptable. It is not considered this would have an unacceptable impact with regard to overshadowing or overbearing upon neighbouring properties.

Internally, 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.

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) (3)

- 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 drawings and documents hereby approved:

- Existing and proposed - Dwg Number 03/26, 02/26, 01/26
- F Daly Existing Block Roof plan
- Location 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 Rochdale Unitary Development Plan, the adopted Places for Everyone Joint 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.