

Officer Report

Case Reference: PL/2026/0121
Location: 3 The Close, Middleton, Manchester, M24 2QN
Proposal: Alterations to front garden area including extension to driveway and existing dropped kerb and creation of new dropped kerb. Erection of outbuilding and 1.8m high masonry wall to the rear garden area and erection of detached garage
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 3 The Close, Middleton. This is a two-storey detached dwelling benefitting from off street parking, front and rear amenity space. The dwelling faces the highway to the northwest, is adjacent to no. 5 The Close to the northeast and no. 1a The Close to the southwest. The plot is surrounded by dense, mature vegetation and the rear boundary of the curtilage borders a parcel of Open Protected Land. The topography of the land is such that the subject property is sited in a slightly elevated position in comparison to the highway and no. 1a The Close. The property is constructed in brown brickwork; rosemary clay roof tiles and the front gable feature is finished in beige pebble dash render.

The site is located within the Defined Urban Area.

Proposal

The application proposes an outbuilding and a detached garage. The application also proposes to extend an existing dropped kerb and add an additional dropped kerb to the front of the property.

Relevant Site History

24/00569/HOUS - Driveway remodel to increase off street parking. Withdrawn

23/01314/HOUS - Single storey rear extension, part first floor side extension, render to first floor front elevation, alterations to existing roof tiles and window/door frames, alterations to fenestration to front elevation and formation of additional parking area including dropped kerb, alterations to boundary wall and erection of retaining structure following part excavation of front garden. Approved

Consultee Response

Highways

No objections

Representations

Letters of notification have been sent out to surrounding occupiers. One objection has been received and raised the following,

- Concerns regarding the boundary/ retaining walls strength if development is approved.
- Proposed guttering and fascia will cross shared boundary.
- Concerns over damage to hedgerows.

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

The NPPF sets out in chapter 14 DP1-DP4 that development proposals should integrate and enhance their surrounding and strengthen the existing character of the site. This largely reflected within Policies DM1 and P3 of the Council’s adopted Core Strategy, which requires development proposals to demonstrate high-quality design.

Through amends to the scheme Building A has been reduced in scale, the building will be 14.2m in length and 3.8m in height. This is approximately 4m shorter in length and approx. 0.5m reduction in height, this a 35.3% reduction. The structure is still considered substantial however due to its sitting at the rear of the garden it will not be seen from the highway and will not have a negative impact on the character of the area. Overall, all it is considered acceptable as it will be finished in materials to match the existing property.

Building B will be a detached garage measuring 6 metres in length and 3.87 metres in height. It is acknowledged the garage will be situated on higher ground and the neighbouring property at No.1A will have a view of the proposed garage. Under permitted development a similar structure could be built, this is considered the fallback position and a material planning consideration. Although the garage would be visible from the neighbouring property, it is not considered that its scale, design or appearance would result in unacceptable visual harm. or appear unduly dominant. The development is not considered to have an unacceptable impact on the street scene.

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

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.’

Proposed building A is substantial in scale and would represent a large structure within the site. However, the neighbouring dwelling no.5 The Close is situated on slightly higher ground, having regard to the relationship between the properties, the development is not considered to result in a dominating feature or have an unacceptable impact on residential amenity of neighbouring occupiers. There will be a fence between the two properties to mitigate some visual impact.

Building B would be positioned adjacent to the shared boundary with no. 1A The Close and would be located on higher ground. The building will be visible from the neighbouring dwelling; there is a retaining wall and hedgerows to provide some screening. This will not obscure all of the proposal. On balance the proposed development is not considered to be overbearing on surrounding occupiers.

Both proposed buildings would be single storey and do not propose overlooking windows. The privacy of neighbours will not be impacted. Concerns have been raised regarding the proposed guttering and the potential impact of the development on the retaining wall. These are not planning considerations.

The Party Wall Act 1996 is separate from obtaining planning permission however should be adhered to. The legislation provides a framework for preventing and resolving disputes in relation to party walls.

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Chapter 15 of the NPPF TR6 sets out development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

As part of the application process the Council's Highway officer has been consulted and raised no objections. They have set out in their response they do not expect the two proposed buildings to lead to an increase in traffic. The applicant should ensure the dropped kerb is properly installed by the LPA and damage to the footway should be repaired as part of the works.

The proposed development will lead to an increase in off street parking; this will not change the existing highway network and is considered acceptable

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

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 drawings and documents hereby approved:

- Location Plan FF_034_000
- Site Plans FF_034_100 Rev B
- Outbuilding A (Elevations 01) FF_034_11 Rev A
- Outbuilding A (Elevations 02) FF_034_112 Rev A
- Outbuilding A (Plans) FF_034_110 Rev A
- Outbuilding A Size Comp FF_034_200
- Outbuilding B (Plans & Elev.) FF_034_113

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.

- 4 Within the first planting season following the development hereby approved being brought into first use, a minimum of 6 replacement trees shall be planted within the curtilage of the application property. Any trees shall planted pursuant to this condition shall be of a native species.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.