

Report to Planning and Licensing Committee



Date of Meeting	18 December 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
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Public/Private Document	Public

Application: 18/00781/FUL	Township: Rochdale	Ward: Castleton
Appeal Reference: APP/P4225/W/19/3232651		Decision level: Committee (contrary to officer recommendation)
Site Address: 490 Manchester Road, Castleton North OL11 3EL		
Proposal: Change of use from single dwelling to 3 self-contained flats with alterations to rear elevation including the creation of a new door opening at basement level and a further 2 car parking spaces provided to the rear		
Applicant: Mr A Cooper		Agent: Mr Malcolm Percy
Planning Inspectorate Decision: Appeal Allowed – 14 th November 2019		
<ul style="list-style-type: none"> – Members refused the application on the grounds that the proposed change of use would lead to an increase in noise and activity due to the increased number of residents, and also from vehicles manoeuvring to the rear causing harm to the living conditions of the occupants of neighbouring residential dwellings. In addition, Members considered that the lack of sufficient dedicated off-street parking provision together with the tandem parking arrangement would have a detrimental impact upon the safe operation of the site and result in an increased number of vehicles parking on surrounding streets. – The Inspector’s decision acknowledged that the use of the building as three flats would be more intensive and would increase the general activity at the property. However, the Inspector then goes on to state that given the residential nature of the proposal, and bearing in mind that the existing dwelling is capable of occupation by a large household, this would be unlikely to result in a materially greater impact. – In terms of highways impact, the Inspector noted that the alleyway already serves some six dwellings. The Inspector found that although the parking spaces would be laid out in tandem pairs, they would each serve the same household so that there would be less likelihood of conflict or frequent manoeuvring. In the circumstances, the additional vehicular movements generated by the development would not result in any significant increase in disturbance for nearby residents. The Inspector also noted that the site is located in an accessible and sustainable location close to public transport and other facilities and where on street parking is available. – The Inspector concluded by stating that the change of use would not cause any material harm to residents’ living conditions or highway safety. 		