



CHORLTON PLANNING LTD

Town Planning & Development Consultants

HOUSEHOLDER PLANNING APPLICATION

PROPOSED TWO-STOREY REAR AND SIDE EXTENSION

96 WAITHLANDS ROAD, ROCHDALE OL16 5EX

PLANNING STATEMENT

Prepared by Chorlton Planning Limited

for

Ms Parveen Bibi

A2358

November 2022

61 Nudger Green, Dobcross, Oldham, OL3 5AW

T : 07464 505 443 E : enquiries@chorltonplanning.co.uk

Alan Chorlton MRTPI

Planning Applications and Appeals • Building Change of Use Appraisals • Development / Redevelopment Assessments • Site Searches
Commercial / Housing / Leisure / Entertainment • Food and Drinks Issues • Conservation Areas / Urban Design • Listed Buildings / Tree Preservation Orders
Planning Enforcement Problems • Development Grants • Development Plan Review Representations
Registered Office: 61 Nudger Green, Dobcross, Oldham OL3 5AW • Registered in England No. 5319822

1.0 THE SITE

1.1 The application relates to a two storey dwelling at 98 Waithlands Road, Rochdale. The property is semi-detached and has front and rear gardens with off road car parking.

1.2 To the east is the adjoining semi, No. 94 Waithlands Road, whilst to the east is No. 98 Waithlands Road. The boundaries between the properties are marked by a timber fence.

1.3 To the north of the house is the front garden which fronts onto Waithlands Road whilst to the south is the rear garden of the house beyond which is an industrial property, Taylor Engineering and Plastics.

1.4 The site is generally flat and devoid of trees.

1.5 A location plan is provided with the application.

2.0 THE PROPOSALS

2.1 The application seeks consent for a two storey rear and side extension that would extend across the full width of the rear of the dwelling house. At ground and first floor level the rear extension would project 6 metres from the rear of the existing property at its furthest point.

2.2 The side extension will project 2.40 metres from the side elevation of the existing property. The wrap around side extension will have a forward projection in front of the rear wall of some 3.5 metres.

2.3 The extension will have pitched roofs with the walls clad in a brick as a contrast to the pebble dash rendered finish of the existing house. The windows and doors will be white UPVC, to match those of the existing dwelling house.

2.4 The ground floor accommodation will consist of a kitchen and dining room with a new side entrance hall including a ground floor toilet. The accommodation on the upper floor will consist of an extension to an existing bedroom, an additional en-suite bedroom and an additional bathroom.

3.0 BACKGROUND

3.1 Previous applications for prior approval for householder development, reference numbers 21/00876/HH24 and 21/01148/HH24, were not approved as there was an objection from a neighbour. The proposals contained within the ensuing planning applications were subsequently refused as they did not comply with Rochdale's Guidelines and Standards for Residential Development SPD.

3.2 Following this, Chorlton Planning Ltd was asked to advise and a request for pre-application advice was made in March 2022. A copy of the pre-application submission report and accompanying plans which showed alternative schemes are attached. Pre-application advice was given by Rochdale Council in a letter dated 27th May 2022. A copy of the letter is also attached.

4.0 PLANNING POLICY CONTEXT

4.1 The main planning document for Rochdale is the Rochdale Core Strategy which was adopted in 2016. The property is unallocated for any primary purpose on the Core Strategy Proposals Map.

4.2 The main Core Strategy planning policies relating to householder planning applications are Policies DM1 and P3.

4.3 The Council's Supplementary Planning Document 'Guidance and Standards for Residential Development' is also relevant.

Core Policy P3

4.4 The policy states that all new development must 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 and access of surrounding buildings and areas in general.

Core Policy DM1

4.5 The policy requires development to be of a high-quality design taking the opportunity to enhance the quality of the area.

Rochdale Guidance and Standards for Residential Development SPD

4.6 The SPD sets out guidelines for extensions to existing residential properties.

5.0 INFORMATION SUPPORTING THE PLANNING APPLICATION

5.1 As referred to above, after the refusal of the previous scheme new proposals were drawn up which followed the guidance contained in the SPD. Four sketches were provided to indicate possible extensions to the property that would give the applicants the accommodation they need for their growing family. These were submitted as part of the request for pre-application advice.

5.2 The advice subsequently received from the Council indicated that the preferred option - Option 3 - would be likely to be acceptable and full plans were drawn up based on this. The plans prepared by Belal Rashid Technical Architecture are now submitted as part of the application.

5.3 The side wall of the ground floor extension close to 96 Waithlands Road – the other part of the semi - does not project beyond a point measured 3 metres from the rear wall of the house but is splayed at a 45 degree angle beyond this point.

5.4 The side wall of the first floor extension close to 96 Waithlands Road does not project beyond a point measured 2.4 metres from the rear wall of the house but is splayed at a 30 degree angle beyond that point.

5.5 The basic layout follows the guidance in the SPD and was accepted in principle in the pre-application advice given by the Council.

5.6 As referred to in the pre-app. statement (copy included within this application submission) it is noted that 98 Waithlands Road does not have any habitable windows in the side elevation that faces onto the application property. The two upper floor windows serve a bathroom and a hallway.

5.7 The pre-app statement contains extracts from householder application 13/00196/HOUS for the extension to No. 98 which shows the internal layout. An extra bathroom window appears to have been added to the side wall. Plans were reproduced in the statement.

5.8 As there are no habitable windows to the side elevations of No. 98 Waithlands Road and no windows in the proposed side extension to the application property it is considered that there should be no loss of amenity to the occupiers of No. 98.

5.9 The proposed extensions cannot readily be seen from Waithlands Road or elsewhere in the public realm.

5.10 With regard to materials, the finish to the existing properties looks somewhat dated and an appropriate dark red brick, or brown brick, is suggested as an alternative. However, should the Council require the extension to have a pebble dash finish then this can be covered by condition.

6.0 CONCLUSION

6.1 In conclusion it is considered that the application proposals comply with Rochdale's Core Strategy Policies and with the Rochdale Guidance and Standards for Residential Development SPD. They are also in compliance with pre-application advice.

6.2 The side extension will not adversely affect the amenities of the adjoining property or be seen from the public realm but will give the applicants high quality accommodation to suit the needs of their growing family

6.3 Further information can be provided as required.

Chorlton Planning Limited