



Job Number:	23.1876
Project:	445 Edenfield Road, Rochdale, OL11 5YR
Client:	Mr Boland
Date:	18.09.2023

1. Introduction

1.1 This Planning Note has been prepared by Paul Butler Associates on behalf of our client, Jordan Boland. The Note has been provided in support of obtaining householder planning permission for a single storey rear extension to the property, new roof and roof lantern to existing single storey outrigger, new render to the first floor rear elevation of the property, new outbuilding at the end of the garden and other associated works.

1.2 To provide a clear understanding of this application proposal, this note includes:

- A description of the application site and surrounding area;
- A description of the proposed scheme;
- A review of national and local planning policies of relevance to the scheme;
- An appraisal of the scheme against relevant planning policies and an assessment of the scheme in relation to its immediate and surrounding context; and
- A conclusion summarising the case for granting planning permission.

2. The Application Site and Surrounding Area

- 2.1 The application site is located at 445 Edenfield Road, Rochdale, OL11 5YR (see figure 2.1). The site comprises a mid-terrace property fronting Edenfield Road. The site is bounded to the side by other residential properties and sits opposite a turning circle with a primary school. To the rear is the car park for Rochdale Golf Club. The site is rectangular in shape and approximately 0.03 hectares in size.

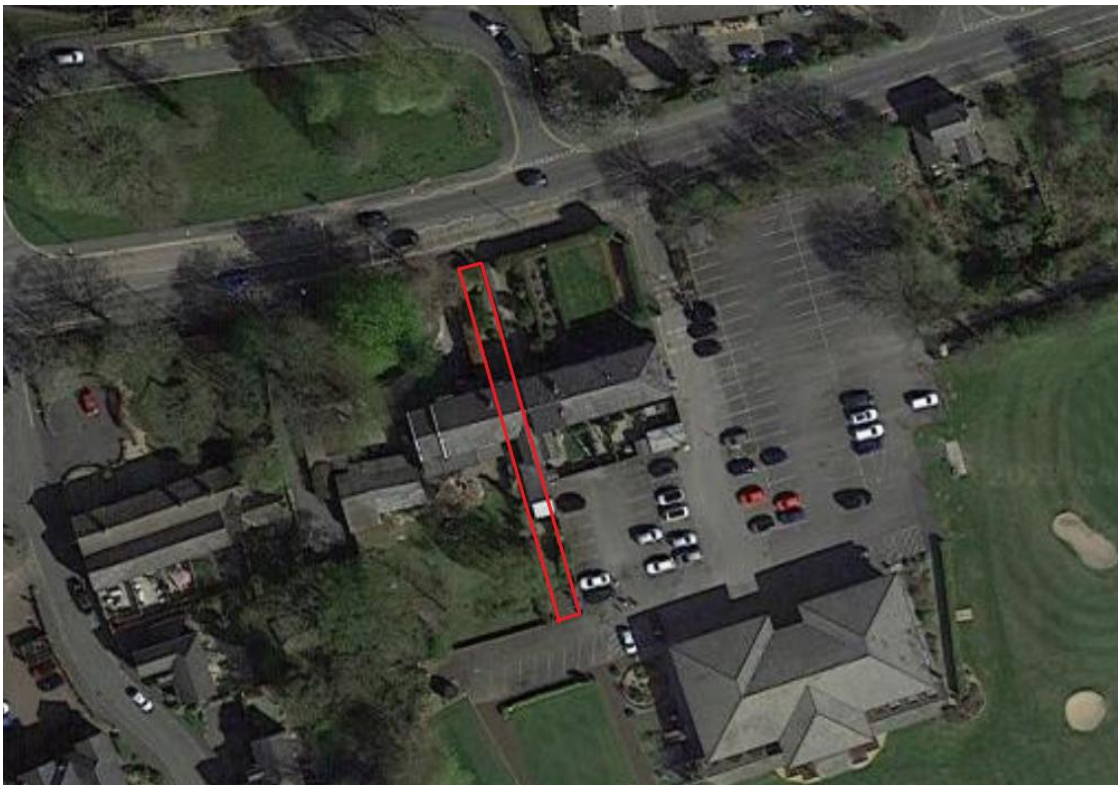


Figure 2.1: Aerial view of application site (outlined in red)

- 2.2 The application property is a traditional mid-terrace, constructed of red brick with a slate roof and bay window. The property occupies a long, elongated plot which spans from Edenfield Road to Rochdale Golf Club. As such, the property benefits from a generously sized garden which is circa 27m in length. The back yard is separated by a red brick wall on one side and intermittent shrub planting on the other side.

- 2.3 To the front, the house is set back from the road by circa 20m, enclosed by a low rise stone wall and more shrubbery. Primary access to the site is from Edenfield Road.
- 2.4 There are no site specific policy designations that apply. The site is not located within a conservation area and does not contain any statutory or locally listed buildings. There are no trees within the application site. The application site is situated within flood zone 1 (lowest level of risk) and it is not located in an Area Quality Management Area.

Site Photos



Figure 2.2: Proposed rear extension



Figure 2.3: Rear garden taken from neighbouring garden



Figure 2.4: Close up of rear extension



Figure 2.5: Proposed new outbuilding location

The Surrounding Area

- 2.5 The surrounding area is characterised predominantly by residential development with terraced housing, two storeys in height. There are also a few commercial premises and a

primary school in the neighbouring streets. Rochdale Golf club borders the site to the south, with surface car parking spaces and a reception building.

2.6 In terms of amenities, the application site is located a 3 minute walk away from a Tesco express supermarket and circa 7 minute walk from Cutgate Shopping Centre which consists of several retail shops, a Fish and Chip takeaway and a Co-op convenience store. There are several green spaces in close proximity to the site, including Denehurst Park and Springfield Park.

2.7 Rochdale Town Centre is located approximately 2.7km away from the application site and will provide access to a whole range of services, facilities and amenities including Rochdale Railway Station and Rochdale Metrolink tram stop. The application site benefits from good transport links with bus stops located a 1-minute walk away, travelling to destinations including Rochdale, Bury and Norden.

Planning History

2.8 In accordance with best practice a review of the site's planning history was undertaken on 24th April 2023 using the Council's online database.

Application Ref	Address	Description	Decision
22/01404/CPL	445 Edenfield Road Rochdale OL11 5YR	Certificate of lawfulness for proposed single-storey extension and outbuilding	Refused / 05.01.2023

2.9 This application was refused due to the extension being too large for permitted development right and the outbuilding missing from the plans.

3. The Proposed Scheme

- 3.1 The application proposal is for a single storey rear extension to the property, new roof and roof lantern to existing single storey outrigger, new render to the first floor rear elevation of the property, new outbuilding at the end of the garden and other associated works.
- 3.2 A single storey rear extension is proposed to the rear of the property projecting from the side wall of an existing single storey outrigger up to the common boundary with number 447 Edenfield Road. The extension will have a mono-pitch roof with three roof lights. The extension will project 4.68 metres from the rear elevation of the property and have a width of 1.76 metres.
- 3.3 The existing single storey outrigger which is sited further rear beyond the new extension will be improved with a new roof membrane and roof lantern and the insertion of sliding glazed doors to the rear elevation. The enlarged area at ground floor will be used to accommodate an enlarged kitchen and media room.
- 3.4 The new extension and improved area at ground floor will be finished in brick and the first floor rear elevation will be finished in a new render to ensure that the new works visually combine with one another. The existing finish at first floor is a pebble dash.
- 3.5 The new outbuilding will be constructed at the rear of the garden which will be single storey. This will comprise of timber clad walls and a rubber/single ply flat roof. The existing red brick wall surrounding the outbuilding will be retained and infilled.
- 3.6 At the front (inner) elevation of the outbuilding, the entrance will consist of Bi-folding doors finished in a dark grey painted timber. The outbuilding will have two separate areas; the principle area is be used as a summer house / garden room. The second area behind this will be used as a shed with wooden timber doors located at the side elevation.
- 3.7 A new timber fence will be constructed on the western boundary to the neighbouring plot (adjacent to the new extension / improvement works) this will consist of stained timber panels painted in stone grey and concrete posts. It will be 6ft high and approximately 10

metres in length. Beyond this, new shrub planting is proposed along the line of the boundary up to the rear of the site.

3.8 Please refer to the architectural drawings for the full details.

4. Planning Policy Context

4.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The Development Plan for Rochdale; and,
- The National Planning Policy Framework (NPPF)

The Development Plan for Rochdale

4.2 The Development Plan for Rochdale comprises the following documents:

- Rochdale Adopted Core Strategy (October 2016);
- Rochdale Borough Unitary Development Plan (June 2006); and
- Guidelines and Standards for Residential Development SPD (June 2016).
- Residential Design Guide SPD

Rochdale Adopted Core Strategy (October 2016)

4.3 The Rochdale Core Strategy was formally adopted by the Council on 19 October 2016. It forms part of the Local Plan for Rochdale Borough and will be used in decision-making on planning applications. The following policies are of relevance to the application proposal:

4.4 Policies SO1 to SO5 in Chapter 4 of the Core Strategy set out the strategic objectives of the Council. These are centred on the themes of: economy; healthy and successful communities; design and quality place; greener environment; and accessibility and sustainable transport. The detailed policies for the Core Strategy are then grouped under these key themes. In accordance with the guidance contained in the National Planning Policy Framework, Policy SD1 states that the Core Strategy is centred on delivering and supporting sustainable development.

4.5 The following detailed policies of the Core Strategy have been considered in the preparation of this planning application.

- 4.6 Policy P3 'Improving the design of new development' states that development including landscaping should adhere to high standards of design. The policy therein sets out design principles which development should comply with.
- 4.7 Policy G1 'Tackling and adapting to climate change' aims to ensure that new development minimises its impact on climate change and also adapts to its impacts. This involves locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure and encouraging the efficient re-use of buildings.
- 4.8 Policy DM1 'General Development Requirements' sets out a number of planning and design considerations which development proposals will be expected to demonstrate compliance with.

Rochdale Borough Unitary Development Plan (June 2006)

- 4.9 H/11 Residential Extensions – States that residential extensions will only be permitted where the proposals satisfy requirements including design, visual amenity, amenity space, does not cause prejudice to highway safety or prejudice similar development by the occupants of neighbouring properties.
- 4.10 BE/2 Design Criteria for New Development – States that development proposals will be required to demonstrate good design by being compatible with the surrounding area and make a positive contribution to the quality of the existing local environments.

Guidelines and Standards for Residential Development Supplementary Planning Document (June 2016)

- 4.11 The purpose of this guidance is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies and other policies contained within the Core Strategy and Unitary Development Plan. The guidance focuses on specific design issues that it is considered should be addressed by applicants in formulating development proposals and which the Council will have regard to in considering applications for residential development, other

proposals which affect nearby residential uses, and for alterations and extensions to existing dwellings, including development within the curtilage. This guidance is a material consideration in the determination of planning applications.

- 4.12 The guidance further states that it is important single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers. The maximum standard for attached properties is a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).
- 4.13 The proposed redevelopment scheme has been designed in accordance with the policies of the Core Strategy, UDP and the Guidelines and Standards for Residential Development Supplementary Planning Document (June 2016).

National Planning Policy Framework

- 4.14 The revised National Planning Policy Framework (NPPF) was published in July 2018 and last updated in July 2021, and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.
- 4.15 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.16 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 4.17 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision - makers at all levels should seek to approve applications for sustainable development where possible.

5. Planning Appraisal

5.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Residential Amenity
- Design Considerations

Principle of Development

5.2 The principle of creating a single storey rear extension is wholly appropriate given the scale and massing of the proposal. The dwelling is located in a residential area where previous rear extensions have been built.

Residential Amenity

5.3 The neighbouring building has a rear extension that projects 3m in length from the rear elevation of their dwelling. The application site's extension will project 4.68m from the rear elevation of the property. This creates a 1.68m extension from the end point of the neighbouring extension.

5.4 This is in accordance with the '*Guidelines and Standards for Residential Development Supplementary Planning Document*'. This document states that for single storey rear extensions, a maximum of 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling will be acceptable. The distance will project 1.8m from the rear elevation of the adjoining dwelling. Paragraph 5.7 of the SPD specifically states that: *The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. Given then presence of such an extension and the projection noted above, the development is clearly compliant with the SPD in this respect.*

- 5.5 In light of the above the single storey will not cause any undue loss of amenity by virtue of loss of outlook or overshadowing.
- 5.6 The outbuilding is located at the rear of the garden and comprises a height of 2.4 metres at the eaves and overall height of 2.65 metres. It is noted that the height is slightly over the 2.5 metres required to constitute permitted development.
- 5.7 The outbuilding is located to the rear of the property and is only single storey in height and therefore will not cause harm to residential amenity. The new boundary screening between the property and number 447 will ensure that no undue loss of privacy will occur.
- 5.8 The development is therefore in accordance with relevant provisions of the NPPF, Rochdale Core Strategy Policy SD1, Policy DM1 and the Guidelines and Standards for Residential Development SPD.

Design Considerations

- 5.9 The proposed scheme involves a rear extension, new outbuilding at the rear of the garden, a brick finish at ground floor level and new rendering at first floor level on the west side and rear elevation, and a new timber stained fence between the curtilage of the application site and adjacent plot. The proposed rear extension has been designed to be a sympathetic addition to the main dwelling. Its scale, form and massing are considered to be respectful of the existing building and neighbouring properties.
- 5.10 The outbuilding at the rear of the garden is single storey in height and its materials of timber clad and a rubber/singe ply flat roof are considered appropriate within the local context.
- 5.11 The design is therefore in accordance with relevant provisions of the NPPF, Rochdale Core Strategy Policy P2, Policy P3, Saved UDP Policy BE/2 and the Residential Design Guide SPD.

6. Conclusion

- 6.1 This Planning Note has been prepared by Paul Butler Associates on behalf of Mr Boland in support of obtaining householder planning permission for a single storey rear extension to the property, new roof and roof lantern to existing single storey outrigger, new render to the first floor rear elevation of the property, new outbuilding at the end of the garden and other associated works.
- 6.2 The proposed scheme accords with national and local planning policy guidance, conforming with Core Strategy policies, saved policies of the UDP and the relevant supplementary planning documents. The scheme is of a high design quality and in keeping within the existing context. There would be no unacceptable impact on neighbouring amenity, whilst the proposal would help to improve the quality of living standards offered by the existing dwelling.
- 6.3 On this basis, Paul Butler Associates are pleased to submit this planning application on behalf of Mr Boland and look forward to working with Rochdale Council in progressing the application through to a positive determination.