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Planning Statement

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1. THE APPLICATION SITE AND ITS SETTING

1.1 The application relates to 1 Dale View, a two-storey detached dwelling with two attached single garages. The property is a mix of brick and render. The property occupies a large, corner plot at the junction of Dale View and Knowl View.

1.2 The surrounding area is residential in character with many of the properties on the estate having been extended over time. To the west of the property is an electrical sub-station, beyond which is 3 Dale View. To the north are detached properties at 6 to 10 Dale View. To the east is 1 Knowl View and to the south 2 Knowl View.

1.3 The application site is located within the Defined Urban Area and has no other designation.

2. THE PROPOSAL

2.1 This statement has been prepared to inform an application for a first floor side extension, single storey rear extension, new mono-pitch roof above existing rear outrigger, new front porch to replace existing and application of external render to front, side and rear elevations.

3. RELEVANT TOWN PLANNING HISTORY

3.1 Planning application reference 19/00305/HOUS for a 'first floor side extension, single storey rear extension, new mono-pitch roof above existing rear outrigger, new front porch to replace existing and application of external render to front, side and rear elevations' was refused on 20th May 2019 for the following reason:

The proposed first-floor side extension would significantly alter the proportions of the dwelling, near doubling the two-storey width of the property, would fail to present a subordinate addition to the house, and would sit at odds with the street scene. The poor proportionality of the extension would be amplified by the proposed fenestration arrangement on the front elevation, the wide expanse of render and lack of brick pillar to correspond with the appearance of the existing house, and the alien gable roof feature. The extension would be of irregular form,

would be out of proportion and would negatively affect the appearance of the host dwelling and result in an unacceptable degree of visual harm to the street scene, exacerbated by the prominent corner plot location of the dwelling. As such, the proposal fails to accord with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3.2 Application reference 19/00716/HOUS for the 'Demolition of existing porch to front elevation and construction of flat-roof replacement; first floor extension to side elevation above existing garage; proposed single storey rear extension and formation of pitched roof above existing single-storey rear outrigger; and application of additional render to front elevation (re-submission 19/00305/HOUS)' was approved on 19th August 2019.

4. PLANNING POLICY

4.1 Local planning policy is set out within the development plan, which comprises of saved policies in the Rochdale Unitary Development Plan (UDP) 2006 and the Adopted Rochdale Core Strategy (CS) 2016.

The following policies are considered to be most relevant to this application:

G/D/1 Defined Urban Area
P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Guidelines and Standards for Residential Development (2016).

4.2 Relevant national planning policy is established within the National Planning Policy Framework (the Framework).

5. ANALYSIS

Design

5.1 In accordance with the concerns raised in relation to planning application reference19/00305/HOUS (detailed above in 3.1) the scheme has been amended to ensure that the first floor side extension, whilst still relatively large, will appear as a subordinate addition to the dwelling. In order to achieve this, the extension will be set back at first floor level from the front elevation, the ridge height will be lower than that of the existing property and the front gable will sit below the existing gable. Furthermore, given the position of the existing property and the location of the side extension, adjacent to the sub-station, the proposal will not lead to a terracing effect, which is a key requirement of the SPD.

5.2 Many of the surrounding properties have been extended and the style and scale of these extensions varies across the estate. The application site, because it occupies a corner plot, is much larger than most of the others. The scale of the extension, whilst larger than some of the others in the area, is considered to be proportionate to the plot size. The proposed design is sympathetic to the existing property and the extension will appear subordinate to the existing house. In this regard it is considered that it will respect its context and will contribute positively to the surrounding area in accordance with policy P3. For these reasons it is not considered that the proposed first floor extension will be 'at odds' with the host dwelling or have a negative impact on the street scene.

5.3 Again in response to the planning officer's concerns raised in response to application 19/00305/HOUS a brick pillar has been introduced to match those on the existing house, and thereby reducing the amount of render, and the front gable feature has been removed. All these changes assist in ensuring that the extension is sympathetic, in design terms, to the host dwelling and prevents any harm to the street scene.

5.4 Concern was raised with regards to the fenestration details on the front elevation however on the basis the first floor window matches that, in terms of scale and proportion, of the existing first floor window and the glazing above the garage, is a feature already in existence, these have not been altered.

5.5 The design of the porch was considered to be acceptable in the previous application and as such this element of the proposal has not been altered.

5.6 The rear alterations were considered to 'represent a proportionate addition to the property and would be of a typical design. Similarly, the proposed mono-pitch roof above the existing rear outrigger would be visually acceptable and would tie-in appropriately with the proposed rear extension' and as such these elements have not been altered.

5.7 It is considered that the amendments ensure that the proposal now accords with Core Strategy Policies DM1 and P3 which seek, amongst other matters, to promote a high standard of design and visual appearance. The proposal also accords with Paragraph 127 of the NPPF which requires planning decisions to ensure that developments are visually attractive as a result of good architecture.

Amenity

5.8 No concerns were raised with regards to amenity when application 19/00305/HOUS was determined. Only two minor changes have been made in terms of this scheme: the omission of the bathroom window on the elevation facing towards to 3 Dale View as this bathroom has been removed from the scheme; and, a minor change to the fenestration/door detail to the rear. These alteration will have no impact on the assessment, in terms of impacts on amenity, and as such, as previously concluded, the proposed development will not unduly impact on the amenity of the occupants of neighbouring properties and the proposal would therefore accord with the relevant parts of Core Strategy policy DM1 and the SPD..

Highways and Parking

5.9 The proposals will retain the existing two-space driveway to the front of the property along with the proposed double garage, in accordance with the Authority's parking standard for dwellings of this nature and the guidance within the Residential

Development SPD. Accordingly, the proposal would meet the requirements of Policies T2 and DM1 of the Core Strategy and the National Planning Policy Framework with respect to highways impacts.

6.0 CONCLUSION

6.1 Careful consideration has been given to the design of this scheme to ensure that it respects its context, both in terms of the host dwelling and the surrounding properties, such that it will contribute positively to the townscape in accordance with policies P3 and DM1.

6.2 The amended proposals address the concerns raised in respect of the previously refused application such that it is considered that it accords with all aspects of national and local planning policy and, in accordance with the presumption in favour of sustainable development, should be approved without delay.