



Rochdale MBC
Planning Department

28th January 2022

Dear Sir / Madam,

Proposal: Single storey gable end side extension

Location: Brearley Farm, Rakewood Road, Littleborough OL15 0AG

Please find attached the planning portal submission for the proposal as stated above. The following information has been included:

1. Completed Planning Portal Planning Application Form;
2. Site Location Plan;
3. Site Layout Plan;
4. Proposed Elevations and Floorplans; and
5. Visualisations.

Proposed alterations

The application seeks permission for a single-storey gable end side extension. The extension will be constructed of timber and glazing. The overall dimensions, details and location of the extension are shown in the submitted plans.

Application site

The host property 'Brearley Farm' is a two storey stone detached dwelling, with a tiled hip roof. The property sits on its own, detached from the nearest settlement of

Littleborough and is bordered on all sides by private gardens. This is best shown in figures 1.1 and 1.2 below.



Figure 1.1 application site in context



Figure 1.2 location of proposed extension

Relevant planning policies

Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development

plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

The development plan for Rochdale is made up of:

1. Core Strategy - this is the lead document of the Rochdale Borough Local Plan. It provides an overview of our objectives for the whole of the borough. All other plans and policies must fit with the developments laid out in the Core Strategy.
2. Greater Manchester Joint Waste Development Plan - a plan for new waste management facilities.
3. Greater Manchester Joint Minerals Development Plan - identifies new mineral extraction sites and lists current mineral sites that need to be protected from closing down.
4. 1996-2016 Local Plan - the Unitary Development Plan from the Rochdale 1996-2016 Local Plan is still in place until the new Allocations Development Plan is adopted.

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

- P3 Improving Design of New Development
- DM1 General Development Requirements Improving Accessibility
- T2 Appendix 5 Schedule of Parking Standards

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

Impact upon visual amenity

Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires *"development to be of high quality design taking the opportunity to enhance the quality of the area."* Policy P3 Of the Adopted Rochdale Core Strategy (CS) 2016 states that new development must *"enhance the borough's identity and sense of*

place, by respecting context where it is positive and having regard to scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general."

The proposed materials are timber and glazing which has sympathetic materials to the host dwelling. The extension would only be visible in close quarters due to its isolated location and coupled with its small scale would have no impact on the character and appearance of the area.

In view of the above, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on residential amenity

Policy DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that new development should not "*adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*"

There are no properties that would be affected by the proposed works. It is not considered that the proposal would lead to any unacceptable residential amenity impacts. The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking

The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking

arrangements on site would be acceptable and would accord with policies T2 and DM1.

Conclusion

It is considered that, on balance, the development complies with the aims and intentions of all relevant policies and would not result in adverse visual amenity or residential amenity impacts. As such it is recommended that Planning Permission be granted.

I look forward to receiving the validation of this application and details of the nominated case officer. Should there be any matters you would wish to discuss or if I can be of any further help during the validation process, please do not hesitate to contact me on the details provided.

Yours sincerely,

Mr Sam Dewar BSc MA
Director
DPA Planning Ltd
