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Our ref: 24.3229

PLANNING RESUBMISSION STATEMENT

Site Address: 11 Alexander Drive, Milnrow, Rochdale

Proposal: Part-two, part-single storey side and rear extension and single-storey rear extension with balcony and balustrade, including alterations to fenestration on ground floor front elevation and first floor rear elevation, addition of 1 no. roof lights to rear, removal of existing chimney and conversion of existing garage to living accommodation (Part retrospective)

INTROUCTION

This document has been provided to support the resubmission of Householder Planning Application 23/01183/HOUS. This document looks to outline the alterations made following the original refusal of the application in order to overcome the concerns raised by the Planning Department and the final reasons for refusal.

REASONS FOR REFUSAL : 23/01183/HOUS (9th Jan 2024)

- By virtue of its siting, massing, roof forms, and design, the front and rear gable of the proposed side and rear extension constitutes an incongruous and uncomplimentary feature which relates poorly with the existing forms of the host dwelling. The proposed development would not be well-designed and would fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
- By virtue of its height and siting, the proposed first-floor balcony would give rise to undue overlooking into the rear amenity space of no. 12 Alexander Drive and would result in detrimental loss of privacy to the neighbouring occupants. The proposal therefore fails to accord with Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

ALTERATIONS

The following list(s) of alteration have been categorised to one of the above two reasons for refusal:

By virtue of its siting, massing, roof forms, and design, the front and rear gable of the proposed side and rear extension constitutes an incongruous and uncomplimentary feature which relates poorly with the existing forms of the host dwelling. The proposed development would not be well-designed and would fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

- Front and rear gables have been removed following the reason for refusal;
- Rear elevation now includes a 35 degree hip roof design to reduce the overall height when compared to the original gable, reducing the scale but maintaining a traditional style;
- The front gable has been altered to a lean to roof that meets the new side extension roof. The overall aim of the alteration is to create a roof over the proposed garage that seems to continue the new two storey extension roof without removing the new first floor usable space provided by the sharper pitch of the two storey extension roof;
- The front of the garage area of the extension has been set back 400mm to help accentuate and compliment the original front gable feature of the dwelling.

By virtue of its height and siting, the proposed first-floor balcony would give rise to undue overlooking into the rear amenity space of no. 12 Alexander Drive and would result in detrimental loss of privacy to the neighbouring occupants. The proposal therefore fails to accord with Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

- The below photograph illustrates the existing hedgerow and the amount of screening provided to between the properties at first floor level from the master bedroom:



- Notwithstanding the above, alterations to the balcony have been made to reduce any potential overlooking concerns. The balcony now provides 1.8m high obscure glazed screening to the western side of the balcony; however given the height of the existing hedgerow, it would be preferred for the screening to be removed given the photograph above. Planning Officer to comment and determine if the 1.8m screening can be removed as an amendment during the resubmission application.

Outside of the above alterations, other minor alterations have been made to the plans following the refusal that are not connected to the reasons for refusal:

- Addition of a window to the proposed first floor side elevation.