



CAROLINE TAMWORTH PLANNING

Planning and Development

HOUSEHOLDER PLANNING APPLICATION

RETENTION OF SINGLE STOREY ORANGERY TO REAR ELEVATION

8 STUBBS ROAD, ROCHDALE, OL11 2BB

PLANNING STATEMENT

Prepared by Caroline Tamworth Planning

On Behalf Of

Mr Lee Williams

CT1225

CONTENTS

- 1.0** Site Description
- 2.0** Background & Planning History
- 3.0** The Proposal
- 4.0** Planning Policy Context
- 5.0** Conclusion

1.0 The Site

1.1 The application relates to a single storey orangery that has been constructed to the rear elevation of a new-build semi-detached dwelling on Stubbs Road.



Orangery to the rear elevation of No. 8 Stubbs Road

1.2 The dwelling is two storey and faced with red brick. Vertical timber fencing defines the curtilage of the dwelling. The rear garden comprises a paved patio area, which extends to the side elevation, and a lawn. The land slopes upwards from south east to north west to the rear of the application site towards the dwellings on Hill Top Drive.

2.0 Background & Planning History

2.1 The dwelling was built as part of a wider housing development comprising 259 dwellings on the site of the former Hill Top Primary School that was granted planning permission in September 2015 (15/00826/FUL).

2.2 The applicant took ownership of the dwelling when its build was completed, around seven years ago. The ground floor accommodation is limited and the applicant decided to add the orangery to create additional living space. The applicant was advised by the building contractor that planning permission for the orangery was not required. However, following receipt of communication from the Council's enforcement department the applicant was alerted to the fact that planning permission for the orangery was in fact required.

3.0 The Proposal

3.1 The application seeks planning permission to retain the orangery as built.

3.2 The orangery projects 4 metres from the rear elevation and has a width of 3.45 metres. The eaves height is 2.29 metres and the ridge height is 3.3 metres. The orangery is faced with brick to match the host dwelling and has white upvc windows to its southern western elevation and patio doors to its north western elevation. The roof is laid with grey tiles.

3.3 The vehicular access and parking arrangements for the dwelling remain unaltered.

3.4 Detailed plans are provided.

4.0 Planning Policy Context

4.1 The site is unallocated for any primary purpose on the Proposals Map that forms part of the adopted Rochdale Core Strategy.

4.2 The following Core Strategy (CS) policies are relevant to the proposal:-

- Policy P3 - Improving Design of New Development
- Policy G2 - Energy and New Development
- Policy G8 - Drainage and Flood Risk
- Policy DM1 - General Development Requirements

4.3 The following saved Rochdale Unitary Development Plan (UDP) policies are also relevant:-

- Policy EM/7 - Development and Flood Risk

4.4 Advice contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016), the recently adopted Places for Everyone Joint Development Plan Document (PfE) and the National Planning Policy Framework (NPPF) is also relevant.

4.5 The SPD emphasises design quality, sustainability, and the community impact of development. Key expectations include quality site layout, building design, the inclusion of green space, parking provision and accessibility and an overall aim to enhance living environments, support local character, and promote environmental responsibility.

4.6 The Places for Everyone strategic spatial framework for Greater Manchester aims to create sustainable, inclusive communities by providing housing, jobs, and infrastructure while protecting the environment. The plan prioritises public transport, affordable housing, and green spaces to enhance quality of life for residents.

4.7 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. It emphasises sustainable development, promoting economic growth while safeguarding the environment and protecting communities. The NPPF aims to streamline the planning process, encourage local decision-making, and ensure development meets the needs of present and future generations.

CS Policy P3 - Improving Design of New Development

4.8 This policy seeks high quality design in all new developments.

4.9 The purpose of the development is to add to and improve the living space of the dwelling to better meet the applicants' needs. The orangery respects the site context, incorporates a high standard of architectural quality and design and is sustainable.

4.10 The proposed extension is proportionate to the main dwelling and does not appear unduly intrusive when viewed from neighbouring properties. The orangery is of a scale, height and massing that respects the host dwelling and befit its setting. The proposed layout relates well to the functionality of the dwelling and ensures that the extension appears as subservient and in keeping with its character. None of the existing soft landscaping around the site will be lost as a result of the proposed development and ample garden space has been retained.

4.11 The external materials that have been used for the elevations and roof of the orangery match those of the existing dwelling well.

CS Policy G2 - Energy and new development

4.12 The construction of the orangery provided an excellent opportunity to maximise energy efficiency by taking the 'fabric first' approach.

CS Policy G8 – Drainage and Flood Risk & saved UDP Policy EM/7 – Development and Flood Risk

4.13 The site is not located within an area identified on the Local Plan Proposals Map as being at risk from flooding and the Environment Agency maps show the site as falling within Flood Zone 1 there being a low probability of flooding from local watercourses and a very low risk of flooding from surface water.

4.14 The proposed development will not lead to an increased risk of flooding to the application site itself or to the surrounding area.

CS Policy DM1 – General Development Requirements

4.15 This policy focuses on ensuring high-quality design in all developments. There is an emphasis on sustainable, well-designed, and accessible development that enhances the local character and protects the environment.

4.16 Policy JP-P1 of the PfE states that all development, wherever appropriate, should respect and acknowledge the character and identity of the locality in terms of design, siting, size, scale, and materials used.

4.17 The proposed development meets all of the relevant criteria of CS Policy DM1 and guidance contained within the Council's SPD. The design of the orangery is of a high quality and the scale, massing and materials are compatible with and complementary to the host dwelling and character of the surrounding residential area. The development does not appear as overbearing or intrusive and, as a result of its scale and siting, will not lead to any adverse impact on the amenity or privacy of the occupants of the surrounding dwellings. The orangery is well-screened from the rear elevation and rear garden area of the attached dwelling by the existing boundary fence and will not lead to overshadowing or result in a loss of natural light.

4.18 The existing access arrangements are unaffected and ample private outdoor amenity space has been retained for use by the occupants.

4.19 When planning permission for the wider housing development was granted in 2015 a condition was attached to the approval removing householder permitted development rights.

4.20 Condition No. 5 reads:

“Notwithstanding the provisions of Schedule 2, Parts 1 and 2, of the Town and Country Planning (General Permitted Development) (England) Order 1995, or any equivalent Order following the revocation and re-enactment thereof, the property hereby approved shall not be extended in any way, except with the prior written approval of the Local Planning Authority.”

4.21 The reason given for attaching the condition was:

“To ensure that acceptable standards of privacy and amenity are maintained, in accordance with UDP Policy BE/2 and the Guidelines and Standards for Residential Development SPG.”

4.22 If permitted development rights had not been removed then the orangery would have been able to benefit from the prior approval process for a larger house extension under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

4.23 The orangery meets with the conditions set out at A.1 with regard to height and projection from the dwelling and A.3 with regard to materials.

4.24 Looking at the reason for removing permitted rights on the 2015 planning permission, for the reasons stated above it is clear that the orangery safeguards the privacy and amenity of the occupants of surrounding dwellings and as such is acceptable.

5.0 Conclusion

5.1 The orangery is of a high-quality design that respects the site context and makes a positive contribution to the dwelling and street scene. The development meets all relevant criteria of local and national planning policies and guidance and will protect the privacy and amenity of surrounding residents and should be approved.

July 2024