

Application Number:	22/01238/HOUS
Location:	389 Bury And Rochdale Old Road Heywood OL10 4AT
Proposal:	Two-storey side extensions, first floor extension, front entrance feature, render and cladding to all elevations, extension to driveway, raised terrace at rear, alteration to fenestration following demotion of existing chimney
Applicant:	Mr Mukhtar Ahmed
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

This application relates to no.389 Bury and Rochdale Old Road, a two-storey detached dwelling located in the Bamford area of Rochdale. The property is sited on an arterial road between the urban centers of Bury and Rochdale. The immediate street scene is open plan, with the surrounding properties located on substantial plots punctuated by parcels of green space and dense vegetation. The surrounding development comprises a mixture of dwelling types, forms, scale and design, with a low degree of uniformity. The dwelling faces south towards the highway, adjacent to no.385 Bury and Rochdale Old Road to the west and no.31 Highlands Road to the north, whilst the rear curtilage of no.29 Highlands Road borders the application property to the east. High Trees, a large detached dwelling and associated outbuildings, is located immediately opposite the application property to the south of Bury and Rochdale Old Road. The application property benefits from a substantial curtilage that is encircled by mature trees and shrubs.

Description of Proposal

Permission is sought for two-storey side extensions, a first floor extension, a front entrance feature, application of render and cladding to all elevations, an extension to the existing driveway, construction of a raised terrace at the rear and alterations to the existing fenestration following demolition of the existing chimney.

The submitted plans indicate the erection of a two storey side extension that would project 3.13m from the existing west-facing side elevation and connect with the existing two storey gable element to the side of the host dwelling. It would be set back approx. 1m from the front elevation to maintain the prominence of the principal gable feature. The plans also propose a two storey extension to the existing east-facing side elevation that would project 4.53m from the host dwelling whilst also being set back approx. 1m from the front elevation. A first floor extension to the existing ground floor aspect of the host dwelling would provide significant additional floor space at a first floor level. The proposed enlargements would incorporate hipped roofs and align with both the existing eaves- and ridge-lines. The proposals include alterations to fenestration on all elevations, most notably at a ground floor level where the existing rear wall would be altered to accommodate 7.76m wide bifold doors and where the existing front gable would be altered to provide a two-storey glazed entrance feature with composite door.

Permission is also sought for an extended driveway area to be comprised of SUDS compliant resin and a raised terrace area with steps down to the rear lawn. The raised terrace area would project 3.39m from the rear wall and is to provide level amenity access to the rear given that the land slopes down slightly towards the rear boundary.

The dwelling is to be finished in a mixed materiality, including slate to match existing, masonry to match existing, composite cladding, white render and natural stone walling used to the front and side elevations at both a ground and first floor level.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Tree Officer

I would not consider that any of the trees on the site are of such high value that they merit special protection through a TPO designation, but they do make a contribution to the local landscape, particularly the trees closest to the road frontage. I would consider that the majority of the tree could be retained during the course of the planned development, and this is reflected in drawing PL02, although some will likely require pruning to facilitate the development.

My advice would be to apply a Condition to any permission which may be granted to the scheme –

Condition: *Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree*

protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

Representations

Letters were sent to all surrounding neighbours and 2 representations were received in objection to the application.

The letters raised concern over the following issues:

- ❑ The proposed development including terrace would affect neighbouring privacy and light

Officer's response: This is addressed in the 'amenity' section of the report.

- ❑ The use of obscure glazing might change

Officer's response: Given that the obscurely glazed windows measure approx. 23.5m to the windows of the property to the rear and are considered compliant with Paragraph 4.1 of the SPD, it would not be reasonable to apply a condition to this application with regards to this.

- ❑ The first floor layout could be altered to accommodate a fifth bedroom which would negatively impact parking arrangements.

Officer's response: This is addressed in the 'highways and parking' section of the report.

- ❑ The proposals would constitute overdevelopment in respect of the existing floor plan

Officer's response: This is addressed in the 'design' section of the report.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

P3	Improving Design of New Development
G6	Enhancing Green Infrastructure
G7	Increasing the value of biodiversity and geodiversity
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

None applicable.

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The application seeks permission to significantly redevelop the existing dwelling, proposing a substantial volumetric increase and using a vastly alternative material palette. With regards to the massing of the proposal, it is considered that dwellings on Bury and Rochdale Old Road, and in immediately adjacent settings on Norden Road and Highlands Road, comprise a mixture of built form and scale.

Most notably, no.383 Bury and Rochdale Old Road is of a conspicuous scale and built form. Similarly, a number of properties in the immediate adjacent settings on Highlands Road have been redeveloped to a similar scale.

Considering the proposed development, the siting of the building is such that it would principally respect the building line on Bury and Rochdale Old Road. Additionally, further to the above, the scale of the proposal would be comparable to other dwellings within the surrounding area and as such, the proposed scale and layout of the dwelling would not appear at odds with the surrounding street scene in this regard and would be acceptable.

The proposed alterations and extensions seek to employ a contrasting design vernacular to the existing dwelling, utilising render, cladding and extensive, bespoke glazing to create a contemporary appearance. Yet there are clear references to the existing dwelling in this contemporary intervention. The prominence of the existing

gable features is maintained, while the use of matching brickwork and matching slate hints at the original form of the dwelling.

Whilst the proposal is transformational in its approach, it is acknowledged that many dwellings in the immediate area have sought a similar approach. As such, it is considered that the proposed design would not appear out-of-keeping with the existing street scene. Further to this, it is considered that the existing dwelling is not of a particular high standard of design, and does not contribute positively to the overall character and appearance of the street scene.

In view of the above assessment, it is considered that the proposed alterations and extensions constitute a satisfactory standard of design and will not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

Overshadowing and Overbearing Impact

The proposed two storey and first floor extensions would accord with the limits of section 5.9 of the *Guidelines and Standards for Residential Development SPD*, given that they do not extend beyond the rear elevations of any adjoining or adjacent dwellings.

Whilst the proposed first floor extension would be sited close to the common boundary with no.29 Highlands Road, given that no.29 benefits from a substantial rear amenity space, it is not considered that the additional massing close to the boundary would have an overbearing impact on the most intensively used outdoor amenity space. No material considerations have been identified that would otherwise warrant a reason to take a more conservative approach in this regard.

Privacy

The proposal would see the provision of numerous additional first floor windows within the extended property. The proposed additional windows to the rear elevation, which are indicated to be obscurely glazed, would measure approx. 23.5m to the rear elevation of no.29 Highlands Road and the proposed bedroom window would measure approx. 30.1m to the first floor windows to the rear of no.31 Highlands Road. In addition, the proposed bedroom window would replicate the existing relationship shared with the properties to the rear. There would be no additional fenestration at a first floor level to the west-facing side elevation. The proposed fenestration to the east-facing side elevation would measure approx. 12m to the opposing boundary of curtilage and would face the bottom part of the garden of no.29 Highlands Road. Therefore, all proposed principal windows are considered to comply with the minimum distance standards of section 4.1 of the SPD, and no concerns are raised in this regard.

The proposed rear terrace is considered to be of an appropriate height and scale, and would provide the host dwelling with an area of level outdoor amenity access. Given the existing boundary treatments and separation distances with no.29 and

no.31 Highlands Road, it is not considered to result in any undue impact on neighbouring privacy.

Occupier Amenity

The existing plot size is generous to the extent that it would retain a suitably sized rear garden area following the proposed works.

All habitable rooms are to be supplied with adequate light and outlook.

Highways and Parking: DM1 and T2, Appendix 5

The proposal would create off-street parking for at least 3 vehicles, with adequate internal turning area for vehicles to enter and leave the dwelling in a forward gear. This would exceed the maximum car parking standards contained within appendix 5 of the Core Strategy which permits a 200% parking provision at this location. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 and the NPPF.

Trees: G6 and G7

Policy G6 of the Core Strategy (CS) states that it is important to protect and improve green spaces and to maximise their contribution to sustainable development. Policy G7 of the CS makes clear that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection.

Whilst it is not considered that any of the trees on the site merit special protection, it is considered that the trees on the site make a positive contribution to the local landscape, particularly the trees closest to the road frontage. Although it is accepted that the majority of the trees could be retained during the course of development, a condition has been used to ensure the applicant submits a scheme for the protection of the retained trees prior to the commencement of the development.

Recommendation: Grant subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:

- ☐ Proposed plans and elevations. Drg no. PL02
- ☐ Existing Plans & Elevations. Drg no. PL01

and the development shall be carried out in accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding the details contained within condition 2 of this permission, no above ground works shall take place until full details and/ or samples of materials to be used in the exterior of the industrial units hereby approved are submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of visual amenity and to accord with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved scheme.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

Reason for pre-commencement condition: Protection of the trees is required prior to works being undertaken to ensure that no damage is caused.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	10/11/2022	Signed: BM
Authorisation	23/11/2022	Signed: RC

Informatives:

1. The applicant is reminded that they have applied under a householder planning application, the provisions of which cover extensions and minor alterations. Should it be realised that substantial or complete demolition is required to facilitate the approved works, then it would be a requirement to apply for, and receive full planning permission.

Report Author Bob Melling