

Application Number:	23/01084/HOUS
Location:	72 Elm Park Grove Rochdale OL12 7JT
Proposal:	Single storey side and rear extension, addition of front dormer and alteration to fenestration on side elevation (resubmission of 23/00629/HOUS)
Applicant:	AWAIS KHALID
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

72 Elm Park Grove is a two-storey dormer bungalow residence sited within the Spotland and Falinge ward of Rochdale and adjacent to a large expanse of designated green belt land. The property is sited between two two-storey dwellings of a different form and design and sits at the head of a cul-de-sac. The property benefits from a detached rear garage, on-site parking and generous amenity space.

Description of Proposal

Permission is sought for a single storey side and rear extension projecting 6m from the rear elevation (1.4m from the rear of the projecting single storey element) and 4.4m from the side elevation of the single storey projecting portion of the dwelling house. The extension is to be constructed in matching red brick and host a pitched roof, similar to that on the projecting element.

Permission is also sought for a flat roof front dormer extension matching the scale and design of that on the existing front roof slope as well as the insertion of 1no window to the south-side elevation transitioning from a door to a window.

Relevant History

23/0004/HOUS

Two storey and part single storey rear extensions including juliette balcony and alterations to rear and side fenestration and dormer extension to the front elevation

Refuse March 2023

1. By virtue of its design, scale and siting, the proposed extension(s) would represent an incongruous form of development and not appear to respect the visual form and character of the host dwelling. The extension would be too large for a dwelling of this size and not be subservient to the scale of the host dwelling. As such, the proposal would not 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

23/00311/HOUS

Two storey rear and single storey rear extensions. Alterations to side fenestration and dormer extension to the front first floor elevation. Resubmission of 23/00004/HOUS
Withdrawn June 2023

23/00629/HOUS

First floor rear extension, single storey rear extension, dormer to front elevation and alterations to fenestration on side elevation
Refuse August 2023

1. By virtue of its scale, siting and design, the proposed extensions to the rear are not considered acceptable and would represent an incongruous form of development which fails to visually respect the existing form of the bungalow. The first floor extension is not considered subservient to the original dwelling and would overhaul the form at the rear. As such, the proposal would not 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.

23/01085/CPL

Certificate of lawfulness for a proposed rear dormer
Pending Decision

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No public comments were received. Revised plans were received during determination but as these do not result in any greater impacts in terms of any planning considerations (including neighbour amenity), it was not considered necessary to carry out repeat neighbour notification.

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
DM1 General Development Requirements

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

Amendments

Amendments were sought in order to significantly reduce the extent of works proposed given the initially proposed scheme gave rise to incongruous additions and presented similar concerns to those previously refused and withdrawn. The amendments removed any first floor / two storey works to the first floor at the rear which was replaced with a single storey rear extension.

Assessment

Design: DM1 and P3

Policy DM1 of the Core Strategy states new development must demonstrate they "Are of high quality design and take the opportunity to enhance the quality of the area;" Policy P3 states new development should adhere to the following design principle; "Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;".

As per the previous applications, the dormer to the front elevation remains acceptable and would be constructed in line with paragraph 5.17 of the SPD which outlines dormer design principles and would be in keeping with that on the existing and those on the surrounding street scene. The material palette of the development would also remain acceptable.

The dwelling itself is sited within a cul-de sac where detached dormer bungalows and two-storey dwellings are present therefore extending the dwelling at the rear is considered acceptable in this location. The development as a collective would demonstrate good design principles and is not considered to adversely impact upon the form towards the dwellings frontage. The dwelling at the rear faces onto recreational open space therefore although the roof pitch of the extension will appear at odds with the roof pitch on the existing projecting single storey element, the extension is not widely visible from public vantage points, nor the street scene.

The material palette of the extension would be such that it would match those on the existing build.

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

Amenity: DM1 and SPD

The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD where appropriate. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

The proposed development would be constructed in accordance with the below standard for single storey rear extensions;

5.6. For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

The window to the south side ground floor is to be a secondary window within a habitable room which is not considered to directly pose any loss of privacy to surrounding occupiers by virtue of a 6m separation distance away from the common boundary shared with no.70 Elm park Grove to which approx. 2m fences run along.

In line with previous applications, the dormer remains acceptable in reference to amenity.

Aforementioned above, the property hosts generous amenity space therefore although the dwelling is proposed to be increased, the plot would still retain a suitably sized rear garden for the enjoyment of the occupiers.

All habitable rooms within both the extension and main dwellinghouse are to receive adequate light and outlook post development.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

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:-
 - Location Plan
 - 23.3187.3A Rev A Existing and Proposed Block Plans
 - 23.3187.SC1.1B Rev B Scheme 1 Proposed Floor Plans
 - 23.3187.SC1.2C Rev C Scheme 1 Proposed Elevationsand the development shall be carried out in complete accordance with these drawings hereby approved.

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. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	28.11.2023	Signed: CPetrillo
Authorisation	11.12.2023	Signed: TH

Report Author Chelsea Petrillo