

Application Number:	23/00036/HOUS
Location:	19 Wordsworth Way Rochdale OL11 5JE
Proposal:	Part two, part single-storey side extensions, first floor side extension including alteration to pitch roof to front elevation
Applicant:	MR ALI SHAH
Case Officer:	Chelsea Petrillo
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?	N

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

Location

The application relates to 19 Wordsworth Way – a two-storey detached corner plot dwelling located in the Bamford ward of Rochdale and which sits along the Wordsworth Way and Bamford Way junction.

The front elevation of the adjacent dwelling to the east, no.21 Wordsworth Way, along with the further three dwellings set back approx. 6m from the front elevation of the application property, which therefore exceeds the building line of these dwellings. The neighbouring dwellings to the south-east at 21-27 Wordsworth Way form a building line. None of these dwellings are uniform in appearance.

At the front elevation of the existing property at ground floor level there is a projection that is askew to the front elevation.. At this point the front elevation runs at a diagonal angle to the front elevation at first floor level.

It should be noted that following permission in 2018, the dwelling has undergone significant development with the addition of a single storey side, single storey rear and single storey front extension. The dwelling has also been subject to a full contemporary renovation of materials with much of the existing exterior consisting of traditional red brick, mock Tudor timber boarding and white UPVC window arches now replaced with off-white render, black and grey brick slips, cedar timber cladding and grey UPVC rectangular windows.

Description of Proposal

The application is seeking planning permission for the sideways enlargement of the existing single storey ground floor extension by 1.2m and the addition of a first floor extension above the single storey extension, which would project 3.8m from the west elevation and 1.1m from the existing single storey extension. The first floor extension would feature a staggered siting towards the rear to which the first floor extension along the rear elevation would only project 2.6m from the existing west elevation. The roof of the extension would be set down approx. 0.3m from the original roof ridge and feature a pitched roof to match the existing, although it would be oriented away from the existing roof.

The roof pitch of the existing ground floor roof to the front elevation will be extended to cover the width of the proposed ground floor extension and altered to form an indentation away from the east elevation of approx. 1.9m.

Proposed materials are sought to match those on the existing dwelling, as altered by the works approved in 2018.

Relevant History

18/01108/HOUS Erection of a single storey side, single storey rear and single storey front extensions together with the formation of a roof to existing flat roof front extension and the application of external render to all elevations and cladding to front ground floor elevation

GRANT SUBJECT TO CONDITIONS 11.12.2018

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation were received.

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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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.

It should be noted that whilst the SPD does not set out direct standard guidelines regarding side extensions, guidance for housing extensions is set out in Section 5. Paragraph 5.1 states that extensions should maintain space standards as set out in Section 4 and be designed to be in keeping with the host property and generally be subservient to it.

With regards to the scale of the proposal, the proposed development would not appear out of character with the surrounding street scene, to which the application property is significantly smaller than those in the immediate surrounding area, therefore the addition of a part single and part two storey addition would not appear at odds with the surrounding scale of dwellings. The house is set back significantly from its larger neighbour at no 71 Bamford Way, as well as from the road junction behind the house's front garden and a wide grass verge. These factors would reduce the visual prominence of the proposed extension on the corner and in the wider street scene, to the effect that it would not appear unduly prominent or significantly harm the sense of openness of the street.

Aforementioned above, the application property is set forward of the adjacent dwelling to the east and the three dwellings beyond that. As the application property would align with other dwellings further down the street, this would present a building line which is important to note the proposed development would not project forward of. Owing to the fact the extension would not project forward of the existing front elevation, it is considered that the extension would be acceptable in terms of maintaining the building line.

Plans indicate the part-two-storey element of the application to be set down approx. 0.3m from the existing roof ridge and would therefore be subservient to the host dwelling. Whilst the extension would not be set back from the main front elevation, the resulting arrangement would not result in a terracing effect due to the angled orientation of the house to the neighbour at no 71 Bamford Way. The existing and proposed facing materials (render and brick slips) at the front elevation would avoid mismatched joining of materials between the existing and proposed elements.

With materials and roof designs indicated on the plans to match those on the existing of it is considered the extension would respect the visual form and appearance of the host dwelling to be in keeping with the overall design. The alteration to the existing front lean-to roof would also form an acceptable addition to which, when extended onto the proposed part-single storey extension would form a symmetrical appearance of the ground floor front roof.

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

Core Strategy policy DM1 notes that all development proposals will be expected to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

A small element of the two-storey extension will project beyond the rear elevation of the neighbouring house at 71 Bamford Way, and will be placed in close proximity to the shared boundary with that property. It appears that the extension would result in some visual intrusion to a ground-floor rear-facing window at no 71, which is understood to serve a lounge. However, the lounge is also served by another window on the same elevation which would not be directly impacted by the extension. The extension would also be close to and visible from the rear garden of no 71, but would mainly be seen against the form of the existing house, and as such it is not considered that it would result in an unacceptable level of overbearing impact or visual intrusion to the outdoor space. The proposal would also extend towards the side elevation of no 71, which hosts only a single window, at first floor height, understood to serve a bathroom. The proximity of the extension to this window would therefore not give rise to any conflict with the minimum separation distances set out in section 4 of the Residential Development SPD.

With development proposed to the western elevation, the proposal would not give rise to any impacts to the adjacent dwelling to the east, 21 Wordsworth Way.

The proposed plans indicate the new first floor rear window of the part-two storey element would serve an ensuite. In order to protect the amenity of 71 Bamford Way and to avoid an overlooking and loss of privacy impact, it was concluded appropriate for the ensuite window to be obscurely glazed therefore a condition has been attached to the conditions of the development.

The adjacent neighbour to the north, 6 Greenwich Close, is not thought to be significantly impacted post development given Section 4 Space Standards sets out standards for principal windows only, and the additional first floor rear window would not be a principal window to a habitable room. The proposal would therefore be acceptable in terms of mutual privacy.

It is not thought that the development would pose an unacceptable loss of garden space for the occupiers, as the proposal would result in the loss of a small area of the side garden.

Outlook regarding occupier amenity is not thought to change post development. Additionally, given the orientation of the dwelling which faces north at the rear, the proposed extension is thought to retain a sufficient amount of light from the west.

Subject to an obscure glazing condition on the first floor rear window, the proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The existing parking arrangements will remain unchanged with hardstanding to the front of the property available for two cars.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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
22.3044.SC2.1 PROPOSED FLOOR PLANS
22.3044.SC2.2 PROPOSED ELEVATIONS

And the development must be carried out in accordance with the 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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 Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the new window in the first floor (shown serving the en-suite bathroom) on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor

level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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	02.03.2023	Signed: CP
Authorisation	08.03.2023	Signed: TH

Report Author Chelsea Petrillo