

Application Number:	23/00917/HOUS
Location:	137 Rochdale Road East, Heywood, OL10 1QU
Proposal:	Single storey side extension following demolition of existing conservatory
Applicant:	Ms Shaheena Nigar
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?	N

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

Location

The application relates to no. 137 Rochdale Road East, a two-storey, detached dwelling located in Heywood. The dwelling is adjacent to no. 139 Rochdale Road East to the northeast, nos. 1-8 Coachmans Court to the southwest, and faces the highway to the southeast.

The dwelling appears to be a late Victorian villa and has been identified as a non-designated heritage asset (NDHA). It features stone and brick detailing around window openings, string courses, plinths and a roof level cornice.

Description of Proposal

Permission is sought for a single-storey side extension that would project 4.95m from the existing side elevation with a length of 10.19m. The extension would be set back approx. 1.77m from the existing principal elevation and it would be set flush with the existing rear elevation. It would be characterised by a hipped roof form with a parapet wall to the front and a roof light to the northeast facing roof slope. The extension would be constructed in materials to match existing, including a natural stone string course to the top of the parapet wall, natural stone sills, brick soldier course detailing above the windows and a natural stone mullion to the front elevation window. The existing conservatory to the side elevation is to be demolished.

Relevant History

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The proposed extension would not have any impact on the current parking arrangements for the dwelling and vehicular access will remain to the rear of the extended dwelling.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Conservation And Design

Following the submission of amended plans, the proposed design for the scheme was reconsidered.

The Conservation Officer confirmed that they can support the amended plans for approval.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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

Amendments were requested to achieve the following:

- Reduce the width of the side extension.
- Change the roof design from flat to hipped
- Setback the extension from the existing principal elevation
- Set the extension flush with the main rear wall

These amendments were considered by the applicant and amended plans received.

Assessment

Design and Heritage: DM1, P2 and P3

- ☐ Paragraph 130 of the National Planning Policy Framework requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”*
- ☐ Policy P2 of the adopted Rochdale Core Strategy strives to *“protect the borough’s heritage by... conserving, enhancing and utilising other non-statutory heritage assets of local interest.”*
- ☐ Paragraph 203 of the NPPF states *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*
- ☐ No. 137 Rochdale Road East is identified as a non-designated heritage asset by the Council’s Conservation Officer due to its architectural and historical interest. The dwelling is characterised as a late Victorian villa, featuring stone and brick detailing around window openings, string courses, plinths and a roof level cornice.
- ☐ In assessing the proposal in relation to its impact on the non-designated heritage asset, consultation was carried out with the Council’s Conservation Officer. The officer was satisfied with the revised design of the development and concluded that the proposal would not result in harm.
- ☐ The scheme would accord with Policy P2 of the Core Strategy which seeks to conserve, enhance and promote key heritage assets. As the Council’s Conservation Officer has identified a neutral impact on the significance of the non-designated heritage asset, it is not required that any harm be weighed against its public benefit.

- ☐ With regards to the design of the proposal, it is considered to reflect the design language of the host dwelling relatively successfully and retain the existing proportionality in its design. The use of a natural stone string course to the top of the parapet wall, natural stone sills, brick soldier course detailing above the windows and a natural stone mullion to the front elevation window would further integrate the proposals with the existing dwelling, reducing the visual impact that the development would have. The use of matching materials and appropriate fenestration type, size and placement further compounds this consideration. A condition is proposed to ensure the use of sympathetic materials in the construction of the extension.
- ☐ While limited detail has been provided as to the specification of the proposed roof light, a condition is proposed to ensure the roof light is of a conservation style with a low profile.
- ☐ In addition to the above assessment, the height, scale and massing of the proposed extension is considered to contribute positively to the townscape and to therefore accord with policies DM1, P2 and P3 of the adopted Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *"do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*
- ☐ While the guidance contained within Section 5.6 of the SPD refers to single-storey rear extensions, it is considered to be relevant to the proposed side extension given the staggered building line. The submitted site plan confirms that the proposed extension would accord with this guidance in relation to the principal elevation of no. 139 Rochdale Road East.
- ☐ It is noted that the side elevation of no. 139 Rochdale Road East contains two windows (one at each level) that would face the northern corner of the proposed extension. It is unclear whether or not either window is the principal source of light and outlook for a habitable room. Notwithstanding, given the single-storey form of the proposed extension, which would be set against the backdrop of the existing two-storey dwelling, and the existing overshadowing experienced by the ground floor window as a result of the existing boundary wall, it is not considered that the proposed extension would unduly harm the levels of amenity currently enjoyed by the occupiers of no. 139 Rochdale Road East.
- ☐ No concerns are had with proposed fenestration to the front and rear of the development given the substantial separation distance between the properties to the front and rear.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

- ② 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.

Highways and Parking: DM1 and T2, Appendix 5

- ② Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “*provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.*”
- ② The proposed extension would not have any impact on the current parking arrangements for the dwelling and vehicular access will remain to the rear of the extended dwelling.
- ② 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:-

- Existing. Drg no. N171-01
- Proposals. Drg no. N171-02-A

and the development shall be carried out in 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the building, including the brick, stone and roof covering, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and in the interest of preserving the significance of a Non-Designated Heritage Asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, door and rainwater goods for the approved design have been submitted to and approved in writing by the Local Planning Authority. The windows, door and rainwater goods shall be installed in accordance with the approved details.

Reason: In the interest of visual amenity and in the interest of preserving the significance of a Non-Designated Heritage Asset and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. No above ground works shall take place until product specifications of the roof lights to be installed have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, roof lights shall be low-profile installations of a conservation-style product range. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interest of visual amenity and in the interest of preserving the significance of a Non-Designated Heritage Asset and in accordance with Policies P2, 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	27/11/2023	Signed: BM
Authorisation	27/11/2023	Signed: RC

Report Author Bob Melling