

Application Number:	24/00026/HOUS
Location:	40 Newhouse Crescent Rochdale OL11 5RR
Proposal:	Single storey rear extension following demolition of existing conservatory. Conversion of existing garage to additional living accommodation including new roof. Alterations to fenestration on the front, rear and side elevations together with the application of white render to front elevation.
Applicant:	Mr Stephen Wood
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 13.03.2024	EXT OF TIME
RECOMMENDATION:	Granted 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

40 Newhouse Crescent is a detached bungalow located within a row of architecturally similar dwelling types within the Norden ward of Rochdale with each dwelling sited on slightly lower ground level than the immediate dwelling to the north. The dwelling faces east onto the adjacent highway and sits adjacent to nos. 38 and 42 Newhouse Crescent. The rear curtilage borders the rear gardens of nos. 11 and 13 Galbraith Way and the front elevation sits adjacent to a row of two storey properties.

The dwelling benefits from generous amenity space, an attached flat roof garage to the south side elevation and a small attached rear extension.

Description of Proposal

Permission is sought for a single storey rear extension projecting 4m from the existing rear elevation matching both the existing roof ridge and width of the host dwelling as well as a new roof over the existing garage to facilitate additional living accommodation.

Additional permission is sought for the application of white render to the front elevation as well as alteration to fenestration on the front, rear and side elevations.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. No public comments 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

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

Amendments

Amendments were sought to ensure all principal windows were in accordance with SPD Space Standards.

Assessment

Design: DM1 and P3

Paragraph 5.1 of the SPD states house extensions should be designed to be in keeping with the host property and generally should be subservient to it.

It is first noted the rear extension has not been designed subservient to the main dwellinghouse however, with reference to recent additions within the street scene, permission was granted in 2020 to no.46 Newhouse Crescent for an extension of a similar form and scale, approved without subservience. The lack of set down is not considered to significantly harm the overall appearance of the dwelling given it would visually respect the dwelling in other regards where appropriate therefore considered acceptable.

The side roof addition over the extension garage would be set down approx. 1.1m from the existing roof ridge. It is considered favorable for this element of the

extension to demonstrate subservience given its prominent siting within the street scene.

The addition of white render to the front elevation is not considered to be of concern given many dwellings have sought the addition of render to the front elevation therefore the utilization of existing materials within the street scene is considered visually sympathetic.

The alteration to fenestration also raises no concern and would match the proportions of that found locally therefore sympathetic to the existing character of the dwellings in this vicinity.

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

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through paragraph 5.5 of the SPD which states that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

Paragraph 5.6 of the SPD sets out the following maximum standard for single storey rear extensions;

- For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings

When measured along both common boundaries in relation to the two adjacent properties either side of the dwellinghouse, nos. 38 and 42, the rear extension has been constructed in accordance with the above guidelines and raises no concern in relation to an overbearing impact given it does not surpass the existing side elevations of the main dwellinghouse.

The roof over the existing garage is to be altered to a pitched roof from the existing flat roof arrangement whilst remaining as an attached element to the side flat roof garage at no.42 Newhouse Crescent. The change in roof form, although slightly taller, is not considered to present any amenity concerns.

Section 4 of the SPD sets out minimum separation distances for principal windows hosting habitable rooms and is therefore relevant. All windows contained within the rear extension are considered SPD compliant and would maintain a separation distance of approx.8m from the directly facing rear curtilage boundary. Where the rear elevation would directly face the rear elevation of the adjacent property to the rear, no.11 Galbraith Way, the separation distance of 23m and mature vegetation sited along the rear curtilage boundary is considered to reduce any overlooking or loss of privacy concerns.

Section 4 Space Standards requires "10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room".

Where it is acknowledged the application property is built on marginally lower ground level than the property to the north, no. 38, consideration is given to the addition of a window to the north side elevation which would host a separation distance of 3.2m from the southern elevation of no.38 and directly align. This window at no.38 hosts a study to which, due to its nature and intended use, is considered to be a principal

window. The plans state the window is to be obscurely glazed and would not host a habitable room. This, together with the application property being sited on lower ground level would ensure the insertion of this window would be in accordance with space standards and would not seek to pose any loss of privacy impacts to the principal window at no.38.

The alteration from one window to two habitable room windows to the front elevation is not considered to be of concern where the plot would partially face onto nos.39 and 41 Newhouse Crescent with a separation distance of approx. 28m.

The proposal is considered to unduly impact on the amenity of both the host occupiers and occupants the neighbouring property to the north, no.38 Newhouse Crescent and therefore not be constructed in accordance with policies DM1, the SPD and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

Post development, the dwelling will remain as a 3-bed property and would therefore remain in accordance with policies DM1 and T2, as well as that outlined under Appendix 5 of the Core Strategy by virtue of the existing driveway which is to be retained and would be sufficient for up to two designated off-road car parking spaces.

Recommendation: Grant Subject to 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
 - Existing and Proposed Site Plans
 - Existing and Proposed Floor Plans Elevations and Section (Received 06.03.2024)and 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 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, except as specified in the application.

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	06.03.2024	Signed: CPetrillo
Authorisation	11.03.2024	Signed: TH

Report Author Chelsea Petrillo