

Application Number:	23/00170/HOUS
Location:	1156 Manchester Road, Rochdale, OL11 2XZ
Proposal:	Two-storey side, single storey rear extension following demolition of existing single storey rear extensions and detached garage
Applicant:	Mr David Lawson N/A
Case Officer:	Bob Melling
Recommendation:	Refuse

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 refers to no. 1156 Manchester Road, a two-storey, detached dwelling located in Castleton. The subject property is located on a corner plot at the junction of Manchester Road and Saxonholme Road. To the north, on the adjacent corner plot, is a pair of semi-detached dwellings and to the south, separated by a number of protected trees, is the Norton Grange Hotel. To the rear the topography decreases in a westerly direction where there is a detached bungalow (no. 1a Saxonholme Road) set in close proximity to the common boundary with the application property. The subject property and surrounding built form date back to the early 1930s and properties here share commonalities in respect of their design. The application site benefits from a generous plot bounded by tall hedges and fences of approximately 2m in height.

Description of Proposal

Permission is sought for a two storey side extension and a single storey rear extension to form a 'wraparound' of the host dwelling. The proposed two storey side extension would project 5.85m from the existing side elevation with a length of 7.88m. The proposed single storey rear extension would project 3.2 from the rear elevation of the original build with a width of 12.17m. The proposed side enlargement would include a hipped roof form and a gable feature to match existing and the proposed rear extension would have a lean-to roof with three roof lights. The proposed development would be constructed in materials to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The position of the proposed garage allows vehicles to gain access to it.

The driveway into the dwelling from Saxonholme Road is unchanged and parking provision for the property appears to meet Council standards.

The servicing arrangements for the dwelling would remain unchanged.

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

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

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

Amendments

N/A

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The host dwelling lies within a varied street scene, where dwellings lack uniformity in their appearance, but are of a similar age and subsequently display some similarities in their design. The host dwelling is a large, detached house that has been variously modified since completion in the 1930s.

The Council's Residential Development SPD provides that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The proposed side extension would be a full two stories in height to reflect the existing house and would occupy a large part of the side driveway between the side of the dwelling and the boundary fence. Due to its substantial width, the proposed extension would be a sizeable addition and would result in a unduly large dwelling within the street scene. Notwithstanding design features to achieve some subservience and the generous size of the plot, the extension would appear unduly prominent and disproportionate to the size of the host dwelling.

The existing dwelling features two hipped roof forms that meet at an awkward junction given their differing eaves heights and positioning. It is considered that the existing design issues would be compounded by the addition of a third hipped roof that would integrate poorly with the existing dwelling. This aspect of the design would appear unresolved and would be clearly visible from Manchester Road.

Views of the development would be most prominent from Saxonholme Road to the west and Manchester Road to the east. Whilst there is a tall boundary hedge along the eastern site boundary that provides some screening, it is noted that this hedge is not protected and could be reduced in height or removed entirely. The proposed roofscape combined with the increased massing of the development would result in an overbearing structure that would be out of keeping with surrounding development and unduly impact on the visual appearance of the area.

The NPPF clearly establishes under paragraph 130 that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. In the case of this application it is considered that the proposal fails in providing a high quality design, proposing a development that is out of keeping with the scale and design of the host property and the character of the surrounding area. The application is therefore unacceptable in terms of its design and impact on visual amenity and is contrary to policies P3 and DM1 of the Core Strategy and policy in the NPPF.

Amenity: DM1 and SPD

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:

- *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
- *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
- *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*

The proposed single storey rear extension would measure approximately 7.34m to the side elevation of no. 1a Saxonholme Road. Further to this, the proposed two storey side extension would include a bedroom window at an upper floor level that would measure approximately 9m to the directly facing boundary of curtilage.

Firstly, it is noted that the east-facing side elevation of no. 1a is already significantly overshadowed because of its close proximity (1.5m) to the boundary fence which is set higher than no 1a due to the fall in land levels. Further to this, the east-facing side elevation of no. 1a does not appear to include any principal windows to habitable rooms. Therefore, it is not considered that the proposed single storey rear extension would result in undue overlooking or an overbearing impact upon the adjacent occupiers.

However, the proposed upper floor bedroom window would fall short of the requirements of the SPD by approximately 1.5m and would directly overlook the rear garden and patio area of no. 1a Saxonholme Road. Therefore, it is considered that this window would result in an undue loss of privacy to the occupiers of no. 1a as it would not meet the standards set out in Paragraph 4.1 of the SPD and this would be compounded by the level difference between the two properties.

Whilst the proposed formal dining room would receive a limited amount of natural light, it is acknowledged that it is unlikely that the occupants would spend a significant amount of time in this room given the proposed informal dining space. Therefore, it is considered that the formal dining room should not be afforded the same level of protection as other habitable rooms.

In light of the above, the plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants of the host property.

However, overall it is considered that the proposal would unduly impact the amenity of the occupants of no. 1a Saxonholme Road and it would not be in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposal would retain at least two off-street parking spaces and, therefore, is acceptable and in accordance with policies T2 and DM1 and the NPPF.

Recommendation: Recommendation: Refuse

1. Due to its size, scale and design, the proposed two-storey side extension would appear as a disproportionate and incongruous addition to the host dwelling, to the detriment of the character of the host dwelling and the existing street scene. Therefore, the proposed development would be contrary to visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and relevant paragraphs in the National Planning Policy Framework.
2. By virtue of its siting and proximity to no.1a Saxonholme Road, the proposed two storey side extension would result in a detrimental loss of privacy to the neighbouring rear garden area. As such, the proposal would not comply with the SPD spatial standards and would fail to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE:

For the avoidance of doubt, this decision is based on the following plans:

- Proposed Location Plan. Drg no. 2023_01_01_00
- Existing Site Plan. Drg no. 2023_01_01 – 01. Rev A
- Existing Ground Floor Plan. Drg no. 2023_01_01 - 02
- Existing First Floor Plan. Drg no. 2023_01_01 - 03
- Existing Ground Floor Plan. Drg no. 2023_01_01 - 04
- Existing First Floor Plan. Drg no. 2023_01_01 – 05
- Existing Elevations. Drg no. 2023_01_01 – 06. Rev B
- Proposed Ground Floor Plan. Drg no. 2023_01_01 - 07
- Proposed First Floor Plan. Drg no. 2023_01_01 – 08
- Proposed Elevations. Drg no. 2023_01_01 – 09. Rev B

	Date	Officer
Report Completed	19/04/2023	Signed: BM
Authorisation	20/04/2023	Signed: RC

Report Author Bob Melling

