

Application Number:	23/01072/HOUS
Location:	Gnat Bank House Gnat Bank Fold Rochdale OL11 4BH
Proposal:	Single-storey rear extension and extension to existing patio at rear
Applicant:	Mr Andi Tomkinson
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 30.01.2024	EXT OF TIME
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?	YES

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

Location

Gnat Bank House, Gnat Bank Fold is a two-storey, detached dwellinghouse located within a residential area to the south of Bamford. The property exhibits an unorthodox relationship with the surrounding built environment in that the site is set well back from the highway and the dwellinghouse is partially set behind 4 Gnat Bank Fold. The site is elongated and flanked by dwellings on both Tyrone Drive and Bell Meadow Drive.

The dwelling itself exhibits an attached garage to the side of the dwelling to facilitate on-site parking as well as a generous expanse of front and rear amenity space and double electric gates to the front of the curtilage.

Description of Proposal

Permission is sought for a single storey flat roof rear extension constructed in matching white render and projecting 2.4m from the rear most elevation and spanning 11.3m in width with a slight staggered layout.

Permission is also sought for the extension to the existing patio at the rear to facilitate the rear extension.

Relevant History

16/01212/CPL

Application for a certificate of lawfulness for proposed single storey side and rear extensions and minor alterations to windows and doors

Granted December 2016

20/01593/HOUS

First floor side extension

Granted February 2021

Township/Member comments

None Applicable

Consultee responses

Tree Officer

No comments received at time of writing

Lead Local Flood Authority/Drainage

I have reviewed the application and have no comments and no objection. Building Control should be able to deal with the application.

The Applicant should be advised that they should carefully consider whether the extension of the patio at the back will drain to the lawn and not cause drainage nuisance to neighbouring properties.

Only the conversion of front gardens to driveways is covered under the drainage regulations on permeability requirements. Rear gardens seem not have been included in the planning requirements.

Representations

Letters of notification were sent to surrounding properties. One letter of objection was received.

Objection Letter

- Removal of trees without consultation

Officer Response It is noted consent is not required to remove trees that are not protected by a TPO however, it is indicated that there are three protected trees to the rear curtilage which may be subject to enforcement action if removed prior to obtaining consent from the local planning authority.

- Noise nuisance from existing occupiers
- Removing screening between neighbouring properties

Officer Response The above matters do not relate to the proposed development therefore cannot be taken into consideration when assessing this application

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:

G8	Managing Water Resources and Flood Risk
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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 131 of the NPPF states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve and good design is a key aspect of sustainable development.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

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

The proposed development demonstrates good design principles and would project a sensible distance relative to the depth of the host property.

Whilst a flat roof is not preferable, the addition of green space on the roof is considered to enhance the surrounding green infrastructure and would contribute to the soft landscape of the area. Further to this, the property is heavily screened by surrounding dwellings therefore the flat roof in this location is not considered to be visible from public viewpoints.

The extension of the existing patio to the rear raises no immediate design concerns given a large expanse of greenspace would be retained and the paving would match that currently within the grounds of the existing plot.

The matching material palette is considered acceptable given follows SPD guidance of being in keeping with the host property.

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

Residential amenity is considered under policy DM1 of the Core Strategy and the SPD to which it states development proposals should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;

The SPD sets out the following guidance for single storey rear extensions;

- ② For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
- ② For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

Where the row of dwellings to the southwest sit perpendicular to the siting of the application property, the above rule can be interpreted flexibly. However, in regard to these dwellings, there is not considered to be any undue harm presented by the presence of the extension given it is proposed at single storey height and no windows to the western side elevation as to pose any overlooking concerns. Further to this, substantial vegetation and an approx. 2m high timber fence screen the application property from this row of dwellings therefore not considered to present any residential amenity concern.

The plot is sited between a cluster of dwellings, heavily screened from public viewpoints to which no properties line directly parallel with the rear elevation of Gnat Bank House therefore the above rule can also be interpreted flexibly in this regard.

All habitable rooms within the main dwellinghouse are to retain sufficient light and outlook. The rooms within the extension, proposed as gym and office space therefore not habitable rooms, will receive sufficient light and outlook from the large bi-folding doors present on the rear and side elevations. The existing room labelled on the proposed floor plans as “family room” is to receive sufficient light through the provision of the expanse of doors located within the extension which is a relatively open plan internal layout.

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.

Drainage: G8

Policy G8 of the Core Strategy states that new development should incorporate measures for the management of surface and flood water, including flood storage areas, Sustainable Urban Drainage Systems (SUDS).

The drainage officer’s comments on these matters are noted, and on the basis of their advice it is considered that the proposal would be acceptable in terms of flood risk and surface water management in planning terms. Their advice regarding potential drainage nuisance can be passed onto the applicant.

Trees: G6

Policy G6 notes that we will expect development proposals to avoid the loss of existing features including trees. The application site includes protected trees at the south-east boundary of the site. Whilst no comments have been received from the tree officer, the protected trees are sufficiently far from the proposed works that any impact is considered to be unlikely. The proposal is therefore considered to be acceptable in terms of protection of trees and the requirements of policy G6.

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
 - M23-34-SK-04 Proposed Site Plan
 - M23-34-SK-05 Proposed Ground Floor Plan
 - M23-34-SK-08 Proposed Elevations
 - M23-34-SK-06 Proposed Side Elevations
 - M23-34-SK-07 Renders

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 policies P3 and 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	25.01.2024	Signed: CPetrillo
Authorisation	30.01.2024	Signed: TH

Report Author Chelsea Petrillo