APPLICATION NUMBER: 21/00367/HOUS

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Location:	27 Norford Way Rochdale OL11 5QS
Proposal:	First floor side extension
Applicant:	Mr and Mrs Rush
Case Officer:	Ryan Killeen
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

This application relates to no.27 Norford Way, a two-storey detached dwelling sited on an estate of post-war dwellings that features little coherence in dwelling design and appearance. The dwelling faces north towards the highway, opposite no.20 Norford Way, adjacent to no.25 to the east and no.29 to the west. The dwelling benefits from parking to the front which forms an approach to an attached garage, with the curtilage wrapping round either side providing external access to a rear garden. Beyond rear, southern boundary of the property, the land falls away to a set of playing field.

Description of Proposal

The application seeks permission for a first floor side extension above the existing attached garage. The proposal would occupy the footprint of the existing side floor projection and be formed with a dual-pitch, gable-style roof form following the orientation of the roof of the host dwelling, with a small gable feature to the rear. The height to eaves is to match the existing dwelling with the ridge height of the extension being set down. It is to include a bedroom window to the front and a Juliet balcony to the rear.

The proposal is to be constructed in render and brickwork to match the arrangement and appearance of the existing dwelling with the roof being formed in matching concrete tiles.

Relevant History

N/A

Consultee responses

Rights Of Way Officer
No Comments received.

Representations

Letters of notification were sent to all surrounding properties, no responses have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

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

Amendments

Following discussion between the LPA and applicant, amendments were received to set the ridge height of the proposed extension down in relation to the applicant dwelling in the interest of achieving a subservient appearance.

Assessment

Design: DM1 and P3

- The proposed extension would broadly adhere to the design principles of the host dwelling when viewed from public vantage points along Norford Way. The inclusion of matching roof form, matching materials (including a mirrored arrangement) and appropriate fenestration design, in addition to suitable size and scale in respect of the host dwelling, ensures that the proposal would appear conspicuous within its context and would not unduly detract from the character and appearance of the surrounding street scene.

- The slight setback of the front elevation, in addition to the setting down of the ridge height ensures that the proposal is defined as a subservient addition, in accordance with the requirements of section 5.1 of the SPD.
- Bin storage remains possible out of view from the street scene and therefore is considered acceptable.
- 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

- Privacy
  - The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.
- Overshadowing and Overbearing Impact
  - The proposal would accord with the requirements of section 5.9-5.10 of the SPD and would not unduly overshadow the rear windows or amenity area of no.25 Norford Way.
  - The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.
- Occupier Amenity
  - The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.
- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum standard contained within Appendix 5 of the adopted Core Strategy.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant/Grant subject to the following conditions/Refuse

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:

   - 3590-01/A – Existing and Proposed Floor Plans
   - 3590-02 – Existing Elevations
   - 3590-03 – Site Locaiton Plan
   - 3590-04/B – Proposed Elevations

- 3590/05 – Existing Site Plan
- 3590/06 – Proposed Site Plan

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.

   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	12/04/2021	Signed: RK
Authorisation	30/04/2021	Signed: RK

Report Author Ryan Killeen