

Application Number:	23/01216/HOUS
Location:	30 Spencer Lane Rochdale OL11 5PE
Proposal:	Front canopy porch, insertion of 2no rooflights, addition of white render to front, side and rear elevations together with alteration to fenestration on side and rear elevations and insertion of 1no window to side elevation
Applicant:	Mrs J Taylor
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 17.01.2024	EXT OF TIME 18.03.2024
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?	NO

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

Location

30 Spencer is a detached bungalow dwelling located in the Bamford ward of Rochdale and on a street comprised of similar dwelling types. The property faces south-east onto the adjacent highways, borders the private carpark of Bamford Chapel to the north-west and is sited between nos.28 and 32 Spencer Lane. The property benefits from on-site parking, an attached garage and generous amenity space.

Description of Proposal

Permission is sought for the addition of a front canopy porch extension projecting 2.4m from the front elevation constructed from white render and a small set of steps.

Permission is also sought for the addition of white render to the front, side and rear elevations, the insertion of 2no roof lights to the western roof slope and alteration to fenestration on the side and rear elevations as well as the infilling of the 2no windows to the ground floor south east elevation hosting the living room.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties and a site notice was posted. 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 remove the initially proposed grey cladding which was in place of the now proposed white render. Further amendments were sought for clarification on the blocking up of the ground floor windows on the south east elevation

Assessment

Design: DM1 and P3

Paragraph 53 of the National Design Guide outlines that well-designed new development should consider "the composition of street scenes, individual buildings and their elements;" as well as "façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;"

The canopy porch is not considered to present a scale or design which would appear out of keeping with the existing street scene or host dwelling itself. Whilst porches are not necessarily common in the vicinity, the porch proposed under this application is of a suitable scale and design and would not seek to diminish the character of the host dwelling.

The street scene along Spencer Lane is characterised by a coherent architectural design and materiality with the properties sited in this vicinity built in a predominance of red brick with many hosting a stone clad or white rendered feature wall to the front elevation. The plans indicate white render to be constructed on the existing front stone clad wall, the west facing gable and partial rear elevation. Where render is an existing material along Spencer Lane, the addition is not considered to appear

incongruous or out of context in this location therefore compatible with the existing street scene.

The alteration to fenestration on the rear elevation from the existing 4no windows to 4no double sets of French doors is not considered unacceptable given they would be to the rear elevation therefore largely out of view from any public vantage points.

The siting, scale and design of the 2no proposed roof lights do not raise any concern given roof lights are a common feature of dwellings along Spencer Lane.

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

Section 4 of the SPD sets out minimum separation distances required for habitable rooms in order to avoid any overlooking or loss of privacy concerns arising from new development to which all habitable rooms are considered to be in compliance with.

The porch itself raises no amenity concern by virtue of its discreet siting and scale relative to the scale of the main dwellinghouse.

Post development, all habitable rooms are to retain adequate light and outlook. The plot would also retain a sufficiently sized private rear garden for the enjoyment of the occupiers.

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.

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:
 - 221-001 Existing Site Location Plan Rev B
 - 221-102 Existing & Proposed Block Plans
 - 221-103 Proposed Ground & Roof Plans Rev D
 - 221-104 Proposed Elevations Rev Dand 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 and the render specified on email dated 16.02.2024

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	21.02.2024	Signed: CPetrillo
Authorisation	18.03.2024	Signed: TH

Report Author Chelsea Petrillo