

Application Number:	23/01032/HOUS
Location:	23 Hawthorn Road Rochdale OL11 5JQ
Proposal:	Two storey side extension, first floor side extension, two storey front extension, two storey rear extension, alteration to fenestration on front elevation and formation of raised patio to rear – Part Retrospective
Applicant:	Dr Khan
Case Officer:	Chelsea Petrillo
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)?	NO

Location

23 Hawthorn Road is a two-storey detached property located in the Bamford ward of Rochdale and sited along a bend along Hawthorn Road. The adjacent property to the south, no.19 Hawthorn Road and the application property are separated by a footpath running along the western side of the application site. No.25 is to the north and no.23 sits adjacent to no.12 to the front and Dixon Fold House to the rear. The property benefits from generous front and rear amenity space with a driveway to the property frontage. All boundaries of the property are bound by substantial vegetation.

Description of Proposal

In addition to the works previously approved under the applications ref: 21/00148 and 21/00913/HOUS (described below), permission is sought to add a first floor side extension above the previously approved single storey side extension along the original south-side elevation.

The previously approved works are as follows *‘The application proposes a single storey side extension and a first floor side elevation. The application also features first-floor and ground-floor front extensions, atwo-storey rear extension with alterations to fenestration on front elevation and the formation of raised patio to rear.*

The proposed development is the same as the development approved under application 21/00148/HOUS with some small amendments. The proposed front elevation features a window leading to a bedroom, instead of the garage proposed under 21/00148/HOUS. The proposed development under this application will also

feature the addition of a small window leading to an en-suite on the ground floor side elevation, where the previously proposed garage was located. The ground floor front extension will be constructed in matching materials to the host dwelling.'

Upon visiting the property, it is noted that work for the previously approved works are underway however, this is excluding the first floor above the side extension. The application is therefore deemed part-retrospective.

Relevant History

21/00148/HOUS

First floor front extension, Two storey side and rear extension following demolition of existing single storey side extension and single storey side extension including alteration to fenestration on all elevations

Granted March 2021

21/00913/HOUS

Single-storey side extension, first floor side elevation, first-floor and ground-floor front extensions, two-storey rear extension, alterations to fenestration on front elevation, with formation of raised patio to rear (resubmission of 21/00148/HOUS)

Granted August 2021

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 letters of representations 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

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Core Strategy states new developments are required to demonstrate that they *“Are of high quality design and take the opportunity to enhance the quality of the area;”*

The two previous proposals to significantly alter and extend the original dwelling were found to be appropriately designed largely by virtue of the already altered street scene as well as the consistency in materials to match the original external appearance, all of which would remain acceptable.

To add a first floor addition to the west elevation of the dwelling will contribute to the dwelling's general massing together with the infilling of the first floor above the existing garage however, although existing dwellings along Hawthorn Road would generally follow a similar scale to the dwelling as existing, it is noted the adjacent property, no. 25 Hawthorn Road has been significantly increased by virtue of planning permission obtained in 2004 for the erection of a two storey side and rear extension as well as infilling the first floor above the garage. The works at no.25 are not considered to present any harm to the overall streetscene given the design of the extended works would follow that on the original dwelling, as does that proposed at no.23. It is therefore considered, in light of previous additions in this vicinity, the additional of a first floor extension is considered acceptable in this regard.

Plots along Hawthorn Road enjoy generous amenity space to the front, rear and side of the dwellings, as does no.23 which is not considered to be compromised as a result of development.

There is not considered to be any significant harm or alteration to the public footpath which runs along the property's western boundary.

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

The proposal would adhere to the separation distances contained within section 4.1 of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

The application proposes to a new window on the ground floor of the side elevation facing towards no. 25 Hawthorn Road. The neighbouring property has one window on the first floor that faces towards no. 23, and it has obscured glazing. The proposed window serves an en-suite which is not considered to be a habitable room. However, it is considered prudent to add a condition requiring the windows to have obscured glazing, alike to the windows approved under planning application 21/00148/HOUS.

Further to the previous application, the proposed works remains acceptable in relation to occupier and neighbour amenity given it would remain unchanged under the new application with the exception of the first floor addition along the western elevation.

The first floor addition is not considered to negatively impact upon neighbour amenity by virtue of substantial trees running along the boundary providing a sufficient degree of shielding from those surrounding. The first floor will host two dressing rooms therefore not habitable rooms and would also not present any overlooking to properties at the front and rear.

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

Highways and Parking: DM1 and T2, Appendix 5

Post-development, the property will remain adequate and in accordance with Appendix 5 – Schedule of parking standards in which the property will retain off-road parking for a minimum of two parking spaces.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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:
A-006 Rev C Proposed Site Plan
A-004 Rev D Proposed Plans
A101 Rev E External Model Images
A105 Rev F Proposed Elevations
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 be in accordance with those 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted, the windows in the ground floor and the first floor on the side elevation facing 25 Hawthorn Road shall be fitted with a textured glass with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent), and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	08.11.2023	Signed: CP
Authorisation	23.11.2023	Signed: TH

