

Application Number:	22/01299/HOUS
Location:	3 Marsden Close Rochdale OL16 4SD
Proposal:	Part two and single storey rear and two storey side extension with 2 front dormers alteration to side elevation fenestration following demolition of existing rear conservatory and attached garage, addition of garden room and enlargement of driveway
Applicant:	Mr D Freer
Case Officer:	Aimee Bovaird
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

Location

The proposed development relates to no.3 Marsden Close which is located within the defined urban area. This is a single storey detached bungalow. The dwelling faces west onto the highway. The property has a substantial rear garden and benefits from a rear conservatory. The properties in the street are of similar design but over the years some have had additions. The dwelling lies adjacent to no. 1 and no.5 Marsden Close, and no. 98 and 100 Shaw Road are located to the rear (east). The dwelling is not listed, is not within a conservation area and does not contain any protected trees.

Description of Proposal

The proposed development includes a substantial extensions and alterations which have the effect of creating a large, two storey dwelling. They are described below:

- ❑ Removal of the existing conservatory.
- ❑ The two storey rear extension (x2) will project 2.7m from the host dwelling and will extend the full width of the dwelling, linked by a single storey rear extension with a flat roof and roof lantern. The two storey elements have pitched roofs. They will be rendered and tiled. A flat roof dormer links the

two rear extensions at first floor level. On the ground floor this will create a lounge and a dining room. On the first floor this will create additional bedrooms and a bathroom.

- ☐ The two tiled dormers on the front elevation will provide a dressing room and bedroom space and are linked by a flat roof dormer.
- ☐ The proposed garden room is 2650mm in height and will be made in timber with felt roof.
- ☐ The driveway is to be increased by removing part of the garden and providing an extra car space.

Relevant History

Not applicable

Township/Member comments

Not Applicable

Consultee responses

Network Rail

No comments to make.

Representations

Letters of notification were sent to all surrounding properties, there was one response asking for more information.

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

- ❑ Policies DM1 and P3 of the Council's adopted Core Strategy require all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) states that the Government attaches importance to the design of the built environment.
- ❑ The SPD sets out in paragraph 5.1 that extensions should be designed to be in keeping with the host property and generally subservient to it.
- ❑ It is noted that the proposed development would represent a series of large additions including dormers to the front and rear, leaving little of the original character of the bungalow intact. The extensions are not subservient. Overall the extensions will lead to the substantial re-design of the host dwelling, and the dwelling is in a prominent position that is visible in the street scene. Although it is acknowledged that No1 Marsden Close has been extended to the front, it was approved in 2014 prior to the adoption of the 2016 SPD and the importance of good design is now a key planning priority both at local and national levels.
- ❑ The SPD sets out in paragraph 5.12 space standards to avoid the 'terracing effect', 'To avoid the 'terracing effect', two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted'. The proposed development does not comply with this as the development will extend up to the boundary, however due to no.5 being set on higher ground it is considered acceptable.
- ❑ The proposed development will be finished with similar materials to match the host dwelling.
- ❑ The garden room is considered to be of acceptable design.
- ❑ The proposed front dormers are contrary to the SPD and will be harmful to the visual amenity of the street scene.
- ❑ The design of the proposal is therefore unacceptable and fails to accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ❑ Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals so not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.
- ❑ The SPD sets out space standards for two storey and first floor extensions to the rear in paragraph 5.9, '*Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation*'. The proposed development does not comply with the SDP as the dwelling projects beyond a 30 degree line. This is considered unacceptable as it will result in loss of light for no.5. It will also result in an unacceptable loss of amenity for no.5 due to the overshadowing that the proposed development will create.
- ❑ The two front dormers will be situated at the front of the house and will be visible from the street. It is considered that this would be an appropriate addition to the host dwelling and would not negatively affect the visual amenity of the area.
- ❑ The SPD sets out in paragraph 5.4 '*that sufficient garden space is retained for*

purposes of sitting out, drying clothes and for children to play. An amount of garden area should be retained to meet the reasonable needs of existing and future occupiers. The proposal will leave a sufficient amount of garden space for existing and future occupiers.

- ☐ The proposed north side facing windows on the first storey would need to be conditioned to have obscure glazing, this would protect the neighbour's privacy.
- ☐ The garden room is considered acceptable as due to its location at the bottom of the garden it will not overlook neighbours.
- ☐ The proposal would 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

- ☐ The provision of two off-street parking spaces would accord with the maximum parking 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: Refuse

- 1.) By virtue of its siting and proximity to no.5 Marsden Close, the two storey rear extension would result in a detrimental loss of amenity due to overshadowing and oppressive effect. 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.
- 2.) By reason of their excessive scale and poor design, the proposed extensions, including dormers, will result in a considerable change to the character of the original bungalow and fail to be servient to it. The proposal will detract from the quality of the area, contrary to Policies DM1 and P3 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Informative:

For the avoidance of doubt, this decision relates to the following list of plans:

Location Plan and Site Plan – 3945.3

Existing Floor Plans – 3945.1

Proposed Floor Plans and Elevations – 3945.2

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.

	Date	Officer
Report Completed	ABovaird	Signed: 30/11/22
Authorisation	L.Ashworth	Signed:08/12/22

Report Author Aimee Bovaird