

Application Number:	23/00206/HOUS
Location:	116 Bolton Road Rochdale Rochdale OL11 4QX
Proposal:	Extension of existing front dormer, demolition of front garage and erection of single storey front extension, first floor rear extension together with alterations to fenestration and application of replacement render to front elevation. Demolition of existing rear conservatory and side car port and erection of detached garage to rear; widening of existing front driveway and alterations to front boundary treatments together with extension to dropped kerb.
Applicant:	Mr Irfan Mahmood
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)?	N/A

Location

116 Bolton Road is a detached dormer bungalow located in the Bamford ward of Rochdale. The dwelling consists of red brick and horizontal white cladding. The property is characterised by a front dormer, gable roof, an integral garage, a rear conservatory rear and a car port to the side to which the east and partial rear boundary is bound by high trees and vegetation.

The application property, whilst detached, is grouped with a pair of semi-detached dormer bungalows of similar design to the immediate west, no.118 and no.120. The surrounding street scene comprises two storey terraced housing to the east and semi-detached dwellings opposite.

Description of Proposal

Permission is sought for the enlargement of the existing front dormer to extend the full width of the front roof slope and matching the scale of the dormer on the existing together with a single storey front flat roof extension in lieu of the existing single storey flat roof protruding element, increased from an overall height of 2.9m to 3.2m

and matching the width. Permission is also sought for the raising of the eaves height at the rear from 2.5m to 5.1m to two-storey height, with the inclusion of a Juliet balcony feature on the rear elevation. The application proposes alteration to fenestration on the east side elevations with the existing window on the first floor hosting the bathroom to be removed and insertion of 1no window to the first floor of the west elevation as well as all white double glazed UPVC to be replaced with dark grey double glazed UPVC. The material palette is to match that on the existing.

A pitched roof 4.5m x 6m detached outbuilding in the rear garden is also proposed with an overall height of 3.3m.

Alterations to the front boundary would see the existing driveway widened from 3.7m to 5.7m formed by block paving and the rebuilding of the existing pier along on the front boundary to match the existing. The existing 2m re-constituted stone wall along the front boundary is to be demolished to make way for the extended driveway. The proposed extended driveway would extend from the front garden into the rear, largely in place of the existing car port. The application proposes the extending of the existing dropped kerb by 2m.

Development is subject to the demolition of the existing car port, single storey front extension, rear conservatory and removal of the existing white render.

Procedural Note: As originally submitted, the application form indicated that all of the land that the application related to is within the ownership of the applicant. However, the application relates in part to the footpath at the front of the property, which is within the ownership of Rochdale BC Highways. A corrected Certificate B was received during determination and the appropriate notice was served on the landowner, more than 21 days before the completion of this report.

Relevant History

79/D09409

EXTENSION TO EXISTING DORMER
Granted 11.10.79

22/01276/HOUS

CONVERSION OF DORMER BUNGALOW INTO A TWO STOREY DWELLING. ALTERATIONS TO FRONT ELEVATION INCLUDING CONVERSION OF GARAGE TO LIVING ACCOMMODATION WITH PROPOSED BAY WINDOW. PROPOSED FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE. JULIET BALCONIES ON FRONT AND REAR ELEVATIONS AT FIRST FLOOR. ALTERATIONS TO FENESTRATION ON SIDE ELEVATIONS AND ERECTION OF DETACHED GARAGE WITHIN REAR GARDEN WITH ADDITIONAL HARDSTANDING, FOLLOWING THE REMOVAL OF EXISTING CONSERVATORY AND CAR PORT
Refused 16.11.22

1. **By virtue of its design, form and massing the proposed extension would be an unsympathetic and non-subservient addition to the host dwelling, and it would significantly erode the character and uniformity of the immediate streetscene. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential**

Development' and the National Planning Policy Framework.

22/01566/HOUS CONVERSION OF DORMER BUNGALOW INTO A TWO STOREY DWELLING. ALTERATIONS TO FRONT ELEVATION INCLUDING CONVERSION OF GARAGE TO LIVING ACCOMMODATION .FIRST FLOOR EXTENSION ABOVE EXISTING GARAGE. JULIET BALCONIES ON REAR ELEVATION AT FIRST FLOOR. ALTERATIONS TO FENESTRATION ON SIDE ELEVATIONS AND ERECTION OF DETACHED GARAGE WITHIN REAR GARDEN WITH ADDITIONAL HARDSTANDING, FOLLOWING THE REMOVAL OF EXISTING CONSERVATORY AND CAR PORT AND RENDER TO ALL ELEVATIONS - RESUBMISSION OF 22/01276/HOUS
Withdrawn 09.02.2023

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The application site is on Bolton Road which is a classified road (A58) and a basic requirement is that vehicles must be able to enter and leave in forward gear which requires adequate internal turning space. We note that neither the application site or adjoining dwellings have this facility so it may be that a precedent may have been set in this location and a refusal on this basis may not be sustainable.

The servicing arrangements for the dwelling would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions, but would remind the applicant that the works to extend the existing vehicle access crossing will require a separate permission from the Councils Highways team.

Representations

Letters of notification were sent to surrounding properties. No letters of representation 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

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy P3 of the adopted Rochdale Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires "development to be of a high quality design taking the opportunity to enhance the quality of the area."

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The bungalows along the building line of the host dwelling, no.118 and no.120, whilst not of exceptional design quality, maintains uniformity and cohesiveness in its built form and style. This is characterised by single-storey bungalows with large gabled roofslopes facing the highway and flat roof front dormers set back from the eaves. Thus, this establishes the character of the area to which the host dwelling should respect. With reference to the previous application to which the scheme failed to be designed sympathetic to the surrounding settings, the new scheme would principally respect the built form of the adjacent dwellings, utilizing a dormer of matching scale to that on the existing and those found on adjacent dwellings.

It is acknowledged the dwelling would lose its bungalow form at the rear however, the harm caused by the first floor addition is not considered to be unacceptable given it will be largely out of view from public vantage points to which the side and rear boundaries are bound by large trees and high fences and the scale proposed is not one which would appear incongruous for a dwelling of this size therefore considered to be acceptable.

The erection of the single storey front extension following demolition of the existing garage to form additional living space is considered to be acceptable given a protruding element of similar scale and design is found on the existing. The new extension is proposed at 3.2m, an increase of 0.2m from the existing element already in place and would also be constructed with a flat roof. The single storey front extension is therefore considered to visually respect the existing form and scale of the dwelling and is considered acceptable.

Constructed in dark grey UPVC and matching the portion sizes on the existing, the alterations to fenestration of the existing build is considered acceptable and not detrimental to the character of the host dwelling.

The proposed material palette of utilizing existing materials is considered acceptable and in keeping with the visual appearance of the existing dwelling and those adjacent.

The outbuilding is considered modest in scale and would be built sympathetic to the host dwelling, constructed with a pitched roof to match that on the existing. The outbuilding would be constructed in red brick to match that on

the existing therefore visually respecting the overall appearance of the host dwelling.

The widening of the driveway and the extended portion to the side is considered to form an acceptable alteration to the plot in the interest of the occupiers whilst ensuring significant garden space is not eroded. The reconstructed of the pillar to retain the existing design is acceptable and the partial demolition of the front boundary re-constituted stone wall to make way for the driveway is also acceptable given it will be partially retained and still serve as a boundary wall.

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

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals should 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.

As per the previous application, the proposal would not present any immediate residential amenity concerns and would remain acceptable.

Paragraph 4.4 of the SPD sets out that balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable rooms room windows if they are located in close proximity to the boundary of the curtilage therefore they should be carefully designed to prevent unreasonable overlooking of neighbouring properties. As with the previous application which proposed a rear Juliet balcony in the same location on the dwelling, the presence of a balcony is not considered to present any overlooking impact to surrounding neighbours and would be acceptable, due to the limited views to the neighbours due to the design of the balcony.

The separation distance between the rear elevation of the application property and the adjacent dwelling to the rear, 17 Marland Old Road, would be 27m therefore in exceedance of what is required by the SPD for directly facing upper floor windows (21m) and is therefore acceptable.

The addition of 1no window to the first floor west elevation is considered acceptable given it is not a habitable room therefore proposed as obscurely glazed therefore although it would align with the upper floor window on the adjacent dwelling to the immediate west, the window is not considered to pose any loss of privacy impact given it will be obscurely glazed.

The proposed detached garage is not considered to have any harmful impact on occupier or neighbouring amenity.

The proposed works ensures the provision of a suitably sized rear garden would be retained post-development. The works would also not pose any detrimental impact to the provision of adequate light and outlook to existing internal rooms of the host property.

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

In line with comments received by the highways officer who raised concern to vehicles in this vicinity not being able to enter and leave in a forward gear, the parking arrangements are considered to be acceptable given adjacent dwellings would also present the same issues therefore considered acceptable. The proposed site plan indicates a substantial driveway equipped for a minimum of 3no designated car parking spaces therefore in accordance with Appendix 5 Scheduled Car Parking Standards.

As stated in the consultee response, the application for the dropped kerb and works to extend the existing vehicle access crossing will require a separate permission from highways therefore an informative has been attached to the decision notice.

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

Trees: G6 and G7

The proposed garage would be in the vicinity of mature trees on adjoining land to the immediate east, and it appears the construction of the garage may impact upon the roots of these trees. However, it is noted that the trees are non-protected, and as the trees most likely to be impacted are set well back from the street, they are not considered to be significant to the character and amenity of the local area. As such, any potential harm to these is not considered to be material in planning terms.

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:-
 - 2222/IM/04 REV C SITE LAYOUT / LOCATION PLAN
 - 2222/IM/02 REV D PROPOSALS
 - 2222/IM/03 REV A NEW DETACHED BRICK GARAGE
 - 2222/IM/05 DROPPED KERB DETAILSand 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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.

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 new first-floor side-facing window (shown serving a WC on the approved first floor plan) facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is 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	26.04.2023	Signed: CP
Authorisation	12.05.2023	Signed: TH

Notes for the applicant:-

The extension to the dropped kerb will require a separate s278 agreement with Rochdale Highways and Engineering Service. It is the applicant's responsibility to seek this agreement prior to starting work on this element of the approved works. The service can be contacted on highways@rochdale.gov.uk or 0300 303 8879.

Report Author Chelsea Petrillo