

Application Number:	23/00344/HOUS
Location:	156 Fairway, Rochdale, OL11 3BZ
Proposal:	One and a half storey side, two and single storey rear extensions to dwelling including demolition of existing conservatory
Applicant:	DAMON WALTON
Case Officer:	Bob Melling
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?	Y

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

Location

The application refers to no. 156 Fairway, a two storey, semi-detached dwelling located in a residential area of Castleton. The subject property faces northeast on to the highway, adjoining no. 158 Fairway to the southeast and adjacent to nos. 150 – 156 to the northwest. There is a significant change in ground level downwards in a southeasterly direction, with the result that no. 158 is approximately half a metre lower than no. 156. To the rear, the subject property shares a boundary with nos. 140 – 142 Fairway. The property is set back approximately 7m from the highway and benefits from a small front lawn and concrete parking area.

Description of Proposal

Permission is sought for a part one and a half storey side and part one and two storey rear extension. The proposed development would project 2.72m from the existing side elevation and 3m from the existing rear elevation at both a ground and first floor level. The side extension would have a dual-pitched roof with a maximum height of approximately 5m and height to eaves of approximately 2.6m. The part two storey extension would have a dual-pitched roof with a maximum height of 5.6m and a height to eaves to match existing. The part single storey rear extension would have a flat roof with a maximum height of 2.7m.

Fenestration for the development is proposed as a window to the front elevation (ground floor) to serve the snug, a window to the side elevation (ground floor) to

serve the utility room, three windows and a set of glazed patio doors to the rear elevation (ground floor) to serve the kitchen/dining area and a window (first floor) to the rear elevation to serve the bathroom. The submitted floor plans indicate the provision of four roof lights. The development would be constructed in materials to match the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The only issue arising from this application is parking provision.

It would appear that the application proposals will include the loss of the existing garage therefore there will be an impact on parking provision. For the size of the extended dwelling Council standards would require the provision of two off street parking spaces. If the applicant can demonstrate adequate and viable off street parking provision Highways would raise no objection.

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.

Representations

Letters of notification were sent to all surrounding properties and 1 letter of objection was received in response to the proposed development. The letter expressed a concern that the footings and foundations for the proposed extension may disturb the existing foundations to a neighbouring garage, resulting in a breach to the structural integrity of the garage. The objector requested written assurance from the applicant prior to commencement of building work that any damage to the garage would be rectified at the applicant's expense.

It should be noted that this is not a material planning consideration and is a matter to be resolved between the neighbouring parties.

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

N/A

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

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 proposed extension is of a proportionate scale that does not appear overbearing or out-of-character with the host dwelling or locality. When viewed from the front elevation the side extension would appear as a subservient addition to the property and while it is acknowledged that the roof form differs from the host dwelling, its reduced height would ensure subservience and the roof pitch closely reflects existing. Therefore, on balance, this roof form is considered to be an appropriately designed addition.

The window detailing, particularly to the front and side, is appropriate and it is also noted that where elements of the design diverge from the design values of the host dwelling, such as the use of floor to ceiling windows and a flat roof above the part single storey rear extension, they are almost entirely screened from the public realm.

Further to this, the proposed extension is constructed in a materiality consistent with the host dwelling and wider street scene, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

Paragraph 3.12 of the SPD states "residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets." The submitted plans confirm that a 0.94m gap would be retained between the proposed extension and side boundary. This would enable bins to be stored to the rear of the property and out of view of the street scene.

The scale and 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

Policy DM1 of the Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

To ensure that a single storey extension does not adversely impact upon the amenity of neighbouring occupiers, the SPD provides standards which should be adhered to. Paragraph 5.6 states that, for attached properties, single storey rear extensions should not project beyond a point 3m along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings.

Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two storey extensions that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings.

The proposed development would comply with the above guidance in respect of the neighbouring properties and is not considered to result in an undue loss of light or outlook for the neighbouring occupiers.

Paragraph 4.1 of the SPD provides guidance on minimum distances that apply to all new residential developments and developments which affect existing residential properties. The purpose of the guidance is to avoid causing a significant loss of privacy and/or light for occupiers of neighbouring properties as well the applicant property. The SPD states that a minimum of 10m should be retained between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

Whilst the proposed side extension has a greater maximum height (5m) than would be typically expected of a single storey extension, it is considered that the approximate 2.4m reduction in GF floor level between nos. 152 – 154 and the application property would warrant the consideration of the proposed side extension as single storey. The proposed side extension would measure approximately 10m to the principal windows of nos. 152 – 154 Fairway, in accordance with the SPD. Therefore, it is not considered to result in an undue loss of privacy or light for the occupiers of nos. 152 – 154.

Given the fall in ground level outlined above and the location of a solid boundary treatment, it is not considered that the proposed utility room window to the side elevation would unduly overlook the directly facing neighbouring rear windows or garden area.

The SPD states that a minimum of 10.5m should be retained between a principal window at an upper floor level and a directly facing boundary of the curtilage. The proposed upper floor bathroom window would measure approximately 8m to the facing boundary and would fall short of the requirements of the SPD. However, given that this window serves a bathroom, a condition has been applied to ensure that it is fitted with obscure glazing and retained thereafter.

As a result of the proposed extension, the existing bedroom window to the rear of the application property would experience a loss of light and outlook. Whilst not ideal, it is acknowledged that this is a large window and any loss of light would mostly occur in the early evening. In addition, the proposed bedroom in the roof space of the side extension would be served by two roof lights, which would limit the outlook from this room. However, this is a secondary bedroom and it is acknowledged that bedrooms are often created in the roof spaces of properties through loft conversions.

On balance, it is considered that all habitable rooms would receive adequate natural light and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In light of the above, it is considered that the proposed extension would not have an unacceptable amenity impact upon the occupants of the host dwelling or neighbouring properties. It is therefore considered that the proposed development accords with the amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

Paragraph 111 of the NPPF states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

It is noted that the proposed development would reduce the space currently designated as drive way to one car. No parking plan is provided. However, the proposal would adhere to the requirements of Appendix 5 of Policy T2 of the CS, which requires a maximum of 2 car parking spaces for a dwelling of this size. Therefore, it is not considered the reduction of one parking space would result in an unacceptable impact upon highway safety, and would be in accordance with 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. The permission relates to the following plans:
 - Location Plan
 - Existing Elevations. Drg no. 23.3116.2
 - Existing & Proposed Block Plans. Drg no. 23.3116.3
 - Proposed Floor Plans. Drg no. 23.3116.4
 - Proposed Elevations. Drg no. 23.3116.5B

And the development shall be carried out in 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 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 window in the south west facing rear elevation on the first floor 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	25/05/2023	Signed: BM
Authorisation	14/06/2023	Signed: RC

Report Author Bob Melling