

Application Number:	23/00289/HOUS
Location:	3 Edgemoor Drive Rochdale Rochdale OL11 4BG
Proposal:	Two storey rear extension, render to all elevations and alterations to front elevation fenestration.
Applicant:	Mr & Mrs R Tweedale
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

3 Edgemoor Drive is a two-storey detached dwelling situated within an estate of predominantly low-level detached dwellings, of which many have been the subject of significant alterations in recent years.

The property has an open-plan frontage and borders open fields to the rear with hedges of around 1.5m along the side boundaries. The dwelling has previously been the subject of two two-storey side extensions to both sides of the original dwellinghouse which has significantly transformed the massing from the original bungalow form. The dwelling sits adjacent to 1 Edgemoor Drive to the north-east and 5 Edgemoor Drive to the south-west and the front elevation sits directly opposite the side elevation of 2 Edgemoor Drive to which 1.6m hedges run along the boundary.

Description of Proposal

Permission is sought for a pitched roof two-storey rear extension projecting 4m from the rear elevation of the western side extension with a balcony and glass balustrade to the first floor and to be constructed in red brick to match the existing dwelling.

White render is proposed to the ground and first floor of the front gable (present on the existing), once the existing bungalow front façade, as well as alteration to the existing fenestration with the upper floor window on the front facing gable hosting “bedroom 5” changed from one rectangle window to three bespoke glazed windows and the window hosting “bedroom 4” changed to a larger window complete with two opening panels either side.

Permission is also sought to extend the existing hard standing to cover the full extent of the front garden which would eliminate the existing patch of grass.

Relevant History

11/D54932 TWO STOREY REAR EXTENSION INCLUDING JULIET BALCONY, SINGLE AND TWO STOREY SIDE EXTENSIONS AND EXTENSION OF EXISTING SIDE DORMER
Granted 19.12.2011

13/00261/HOUS TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION
Refuse 08.05.2013

1. The width of dwelling as proposed would measure 15.1 metres on a site which has a width of 16.1 metres, meaning that the dwelling would be two-storeys in height across all but the final 1 metre of the site where it abuts the boundary to 5 Edgemoor Drive. It is considered that the resulting visual appearance of the dwelling would appear cramped with its bulk and massing being visually out of keeping with the area which would be harmful to the visual amenities of the street scene, and would be out of character with the established pattern of development in the area. As such, the extension is considered to be unacceptable as it is contrary Policy G/BE/1, criterion a) of Policy BE/2, and criteria a) and b) of Policy H/11 of the adopted Rochdale Unitary Development Plan along with the guidance on design set out in the Council's Supplementary Planning Guidance on Guidelines and Standards for Residential Development.

13/00537/HOUS TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION (Resubmission of 13/00261/HOUS)
Granted 31.07.2013

Township/Member comments

None Applicable

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding neighbours. 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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

Initial plans proposed boundary treatment to the front and side boundaries consisting of 1.6m hedges and a 1.6m sliding electric gate to the front boundary and 1.6m fences to the side boundaries. However, it was considered that such boundary treatment would isolate the dwelling from the street scene which was considered verdant in its existing character therefore to disassociate the dwelling with the addition of high boundary treatment and essentially close the house off from the rest of the street was not considered appropriate in this setting.

Furthermore, the initially proposed white render to the two-storey rear extension was considered to be at odds with the existing side elevation of the dwelling given it was proposed to run flush with the existing brick wall on the north-east side elevation. Additionally, given the extent of the works already implemented, in order to give a visual break to the dwelling when viewed from the highway, the north-east elevation of the rear extension was set in 0.3m and the materiality of the extension was changed to red brick.

An amended site plan was sought to accurately relay the amended works (instead of side elevation) onto the proposed site plan.

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The principle of extending two-storey at the rear is acceptable under the notion that the development is not considered to pose any significant harm to the overall visual amenity of the original dwelling house. The extension can be considered slightly more modest than that of the works already approved and implemented to the side elevations. The extension itself is not considered to pose a harmful impact to the immediate and adjacent street scenes given it is proposed to the rear therefore largely out of view from public vantage points with the slight set in giving the side elevation a visual break. It is noted the dwelling is currently significantly larger than the two immediately adjacent dwellings to the east and west which have retained their overall bungalow form, however, the proposed extension is not considered to form additional massing to the front elevation of the dwelling. The materiality and roof form of the extension is considered to visually respect that on the host dwelling however, although a balcony is not present on the existing dwelling, the proposed on the plans is not considered to be detrimental to the overall appearance of the dwelling given it is proposed to the rear.

Aforementioned above, many of the dwellings along Edgemoor Drive have undergone transformations in terms of materiality and additional extensions and alterations, most notable 13 Edgemoor Drive, with the addition of dark cladding to the first floor on all elevations therefore the addition of white render to the front facing gable at both ground and first floor level is not considered to appear at odds with the street scene given the dwellings are comprised of various materials therefore not creating a coherent aesthetic which would need to be retained. Additionally, it is noted that whilst each dwelling would vary in materiality, each dwelling has retained the front facing grey stone panel on the front gables which the plans propose to remove and replace in render. Whilst this can be considered an identifiable feature of the street, the removal of this element is not considered significant and so unacceptable given there is no longer a definitive aesthetic.

Similarly with the alteration to fenestration on the front elevation, which is deemed acceptable under the notion there is not a strong consistent aesthetic for fenestration which would need to be retained, although the addition of the three bespoke front windows can be considered flamboyant in their approach for this particular area, when assessed against work already implemented on the dwellinghouse, the addition of these windows are not considered to have a detrimental impact to the overall appearance of the house.

Whilst it is preferred for the existing grassed patch of land located in the front garden to remain intact in order to be in keeping with the verdant and open character of the area, the extending of the existing hard standing is not considered unacceptable in this case as the remaining grassed area at the property is quite limited, and the loss of this area is not considered to result in a significant change to the street scene.

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 do 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.

Paragraph 5.9 of the SPD states "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 of the adjoining or adjacent dwelling(s)".

It is noted that the adjacent dwelling to the north-east, 1 Edgemoor Drive, currently hosts a single storey rear extension approx. 3.7m from the common boundary. Although the proposed rear extension would be constructed along the common boundary, the extension is not proposed to extend beyond the rear elevation of the single storey extension at 1 Edgemoor Drive therefore in accordance with paragraph 5.9 of the SPD.

It is noted that 1 Edgemoor Drive has two side-facing windows oriented towards the application site. The proposed rear extension would be visible from these windows. The closest of these two windows is understood to serve a utility room, and the further is understood to serve a small kitchen-diner. Any loss of light or overbearing effect to the utility room is not

considered to be harmful in amenity terms. The proposal may result in a marginal overbearing effect to the small kitchen diner, but this is not considered to be significant, in the context of the existing situation with the main volume of the existing house placed in close proximity to the window in question.

The rear elevation of the adjacent dwelling to the south-west, 5 Edgemoor Drive is sited approx. 4m back of the implemented south-west side extension on the application property therefore given the extension is not constructed along the common boundary shared with no.5, the proposed works are not considered to directly impact the amenity of this dwelling.

Paragraph 4.4 of the SPD states “Balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage. They should be carefully designed to prevent unreasonable overlooking of neighbouring properties”. It is considered the balcony addition at the rear has been designed to respect the amenity of neighbouring properties. The extension is proposed to host a glass balustrade to only the rear elevation which would significantly reduce any overlooking impact to the rear garden of no.1 Edgemoor Drive that if it were to extend along to the north-west elevation. The balcony is considered to be sited a sufficient distance away from the common boundary shared with no.5 to not pose any additional overlooking impact to the rear garden of no.5 than the windows on the rear currently in place.

Sufficient garden space would be retained post development for the enjoyment of the occupiers with the provision of the large front and rear gardens retained.

Post-development, all habitable rooms would receive adequate light and outlook.

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

The proposal would retain off-street parking for at least two vehicles, with additional space in the existing attached garage. This would exceed the maximum car parking standards contained within appendix 5 of the Core Strategy which permits a 200% parking provision at this location. Further to this, the site lies on a quiet residential road with the only through access being the cul-de-sac of Edgemoor Drive and it is not considered that the proposal would result in any undue impacts to public or highway safety.

The extending of the hard standing would form additional designated car parking space and would significantly exceed parking provision for a dwelling of this size therefore acceptable.

- ☐ 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:
 - 4000.3 REV A SITE PLANS
 - 4000.2 REV B AS PROPOSEDand the development shall be carried out in complete accordance with the approved drawings.

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 Policy DM1 and Policy P3 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	09.06.2023	Signed: CP
Authorisation	21.06.2023	Signed: TH

Report Author Chelsea Petrillo