

Application Number:	24/00041/HOUS
Location:	17 Lake Side, Littleborough, Rochdale, OL15 0DD
Proposal:	Construction of a balcony to the rear elevation of existing dwelling together with alterations to fenestration on the rear roof slope
Applicant:	Mr Walter Lopacki
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1: Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Summary of comments from neighbours, consultees and Planning Panel

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The application proposes a first-floor balcony to the north-east rear dormer of the dwelling which measures 3.18m in width and 1.05m in depth. Whilst it is noted the proposal would result in some overlooking into the rear amenity space of adjacent no. 15 Lake Side, given its limited footprint and the direct line of sights from the balcony which would primarily affect the southern corner of the curtilage of no. 15, it is considered the overlooking impacts would not be unduly harmful and would be acceptable on balance.

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and 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. This permission relates to the following plans:
 - Location Plan – Drawing No. DR-P2 -1030 – 01 received 15/01/2024
 - Existing Site Plan – Drawing No. DR-P2 -1030 - 01 rev A received 06/03/2024
 - Proposed Site Plan – Drawing No. DR-P2 -1030 - 01 SB received 06/03/2024
 - Existing Partial First Floor Plan – Drawing No. DR-P2 -1030 - 02 Rev A received 06/02/2024
 - Proposed Partial First Floor Plan – Drawing No. DR-P2 -1030 – 03 received 15/01/2024
 - Existing and Proposed Elevations – Drawing No. DR-P2 -1030 – 05 received 15/01/2024
 - Existing and Proposed Section Plan – Drawing No. DR-P2 -1030 – 04 received 15/01/2024
 - Proposed Balcony Floor Plan and Section Plan – Drawing No. DR-P2 - 1030 – 06 received 15/01/2024

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, the Places for Everyone Joint 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.

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	28/06/2024	Signed: SY
Authorisation	03/07/2024	Signed: RK

Report Author Sam Yuen