

Application Number:	22/01269/HOUS
Location:	52 Birchfield Drive Rochdale OL11 4NY
Proposal:	Two-storey side extension including front dormer, part two-storey, part single storey rear extension, alteration to fenestration to side elevations, following demolition of existing single storey rear extension
Applicant:	MRS RUKHSANA KAUSER
Case Officer:	Aimee Bovaird
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?	N

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

Location

This application relates to no 52 Birchfield Drive, a two storey detached bungalow with two bedrooms on the first floor. The property faces south west onto the highway and is situated in a residential area. The property benefits from off road parking. The rear boundary of curtilage borders a greenspace corridor.

The street scene is made up of similar dwellings and only a small number have additions.

Description of Proposal

This application seeks a two-storey side extension including front dormer, part two-storey, part single storey rear extension, alteration to fenestration to side elevations, following demolition of existing single storey rear extension. The proposed development will create a study/office and a bedroom on the ground floor and new bedrooms, a bathroom and storage on the proposed first floor.

The two storey extension will project 2.54m to the rear from the host dwelling and the single storey extension will project 4.m to the rear from the host dwelling.

Relevant History

Not applicable

Township/Member comments

Not applicable

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding properties and there were no responses.

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

- Policy P3 of the Rochdale Core Strategy (CS) 2016 outlines that all new development must “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 in general.” 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 all new developments “should be designed to be in keeping with the host property and generally should be

subservient to it.” The proposed development would not be considered subservient as it is a large addition to the host dwelling, the proposed two storey and single storey extension to the rear is not considered subservient as it is a large addition to the dwelling. As this is to the rear of the dwelling it will not be visible from the highway and on balance considered acceptable.

- ☐ The SPD sets out in paragraph 5.16 how dormer extensions can be visually prominent, particularly where they can be seen from the public highway and dormers to the front elevation are not normally acceptable. It is noticed that this dormer will be modestly proportioned and it will be below the ridge line of the host dwelling. It is not considered this will harm the character of the street scene and there have been similar additions to other dwellings.
- ☐ The proposed development would use materials to match the host dwelling and keep in with the wider 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.
- ☐ The SPD sets out in paragraphs 5.6 the standards for single storey rear extensions, ‘The following maximum standard will apply for single storey extensions: • For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s); • For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)’. The proposed single storey rear extension slightly exceeds the guidance in respect of no.50 but not to an extent that would have an unacceptable impact on the neighbouring occupiers.
- ☐ The SPD sets out in paragraph 5.9 the standards for two storey and first floor extensions to the rear, ‘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)’. The proposed first floor extension slightly exceeds the guidance in respect of no.50 but not to an extent that would have an unacceptable impact on the neighbouring occupiers.
- ☐ There are no proposed windows on the south elevation and therefore there is no loss of privacy to the neighbour no.50.
- ☐ There are no dwellings to the rear of the property so this will mean no loss of privacy. The side window on the second floor will be obscure glazing, it is noted this will be a bathroom, resulting in no loss of privacy for no.54.
- ☐ The SPD sets out in paragraph 5.4, ‘it is important 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.’ There will be a small garden left in

relation to the size of the house but, on balance, it will be sufficient to meet the needs of existing and future occupiers.

- ☐ 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 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.) The permission relates to the following plans:

Revised Location Plan received 8/12/22

Revised Existing Site Plan received 7/12/22

Revised Proposed Site Plan received 7/12/22

Existing Floor Plans and Elevations and Existing Site Plan – SLW/RK/01

Revised Proposed Elevations – SLW/RK/02 PROPOSED Rev1 (received 10/12/22)

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.

Article 35 Statement

	Date	Officer
Report Completed	12/12/22	Signed: ABovaird
Authorisation	13/12/22	Signed: A Truman

Report Author Aimee Bovaird

