APPLICATION NUMBER: 19/00495/HOUS

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Location:	43 Norford Way Rochdale OL11 5QS
Proposal:	First floor side extension, two storey/first floor rear extension, increase in roof height of existing two storey element, formation of pitched roof over and conversion of garage, application of external render to all elevations and erection of single storey garden room within rear garden
Applicant:	Mr Asim Rashid
Case Officer:	John Van Eker
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to a detached dwelling at number 43 Norford Way in Norden. The dwelling occupies a corner plot with the front elevation facing Norford Way and the side elevation facing onto Greenvale. The dwelling has reasonably sized garden areas to the front and rear, which includes an outdoor swimming pool at the rear. Beyond the rear boundary is a public right of way, which is well screened by a conifer hedgerow, and on the other side of the right of way are the rears of the neighbouring properties on Barmley Road, approximately 25m from the rear elevation of the application dwelling.

In terms of design, the dwelling has a gable elevation facing the highway with a single -storey section to the side, which runs perpendicular to the main two storey element of the existing dwelling. The property is brick-built, although on the front elevation of the two storey section, part of the gable elevation has upvc cladding above first floor level. Norford Way is characterised by large detached houses of varying design, ranging from bungalows to three-storey dwellings. Each plot on Norford Way was sold and developed individually, resulting in such a wide variety of house types, styles and designs and many have since been extended further in a variety of ways.

As mentioned above, the application dwelling occupies a corner plot and due to the topography of the land, the neighbouring dwelling, (directly to the north at number 45

Norford Way), is set approximately 1m higher than the application dwelling and the dwellings beyond are stepped-up in a similar way.

Description of Proposal

The application seeks permission for a series of extensions and alterations as part of a redesign of the property. The largest of the proposed extensions is a proposed first floor extension over the existing single storey element sited to the north side of the property. In addition to this the application seeks permission for an increase in roof height to a maximum ridge height of approximately 7.7m when measured from the lower ground level, level with the driveway and garage entrance to the property. The proposed roof form includes two pitched roofs with front and rear gable ends with a ridge running between these two pitched roof features. A two storey rear extension has also been proposed which will continue both pitched roof features to the rear of the property. The exterior of the property will have a render finish.

The application also seeks permission for the construction of a garden room to the rear garden area of the property sited adjacent to the rear boundary.

Relevant History

11/D54907 - Single storey rear extension, first floor extension including three front dormer extensions and raising the ridge height, formation of pitched roof over garage with attached car port and erection of porch to front elevation of dwelling – withdrawn

12/55613/CPL - Application for a Lawful Development Certificate for a proposed single storey outbuilding over existing pool
Grant unconditionally 25/07/2012

12/56246/HOUS - Single storey rear extension, first floor extension including raising the ridge height and rear dormers. Formation of pitched roof over garage with attached car port and erection of porch to front of dwelling. (Resubmission D54907)
Approved with conditions 09/01/2013

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties as well as a site notice posted in the area and one letter of representation has been received stating a natural stance. The points raised have been summarised below,

- It is noted that the height of the peak of the building is 7.7m and provided that the proposed build is within that, I can see no planning reason for objecting to the proposal.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

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

Amendments

None Applicable

Assessment

- The application property has previously benefitted from planning permission for a series of extensions and alterations approved under application no. 12/56246/HOUS which was not implemented. This previous permission included a significant increase in size over the existing property as well as a significant change in appearance.

Design: DM1 and P3

- In terms of design, the proposed extensions and alterations are compatible with the existing property and the wider area in general, which is characterised by a variety of house types, designs and styles.
- The proposed first floor side extension to the north of the property will significantly alter the appearance of the property along with the implementation of the two pitched roof features to the property.
- The principle of a first floor extension of this scale is acceptable at this property as is the increase in roof height and two dual pitched gable ended features. Norford Way is made up of a wide variety of house types of varying design and style, each of generally large proportions with this property in particularly benefitting from a large amount of surrounding amenity space.
- Because of this the proposed extensions and alterations, including an increase in roof height, is acceptable. Owing to the differing style between neighbouring adjacent properties along Norford Way there are other examples of one dwelling with a higher ridge height above neighbouring property and therefore the principle of raising the ridge is considered acceptable at this location.
- The impact of the increased ridge height is softened by the neighbouring dwellings being set at a higher level than the application property.
- Given the wide variety of house types and sizes along this section Norford Way, along with the rise in street levels to the north of the application site, it is considered that the proposed developments would not have a detrimental

impact upon the character of the street scene and the design of the proposed alterations to the property are considered acceptable at this location.

- The additional detached garden room which has been proposed with this application will be sited to the north west corner of the application site adjacent to the rear boundary and side boundary shared with adjacent no. 45.
- The garden room will be sited behind the application property and away from the streetscene and this feature will therefore have a limited impact on the appearance of this and neighbouring property.
- In addition the flat roof proposed to this feature will limit the impact of this detached building.
- A render finish is proposed to all external elevations of the property. As previously mentioned, this section of Norford Way features many different styles of property which have been extended and altered, resulting in different appearances. Examples of render finish to similar sized properties, to elevations facing the highway, can be viewed from the application site. On this basis the proposed render, whilst resulting in a significant move away from the original character and appearance of the property, could not be described as unacceptably out of keeping with the wider street scene. A condition is proposed to ensure a satisfactory render finish.
- 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

- The proposed increase in roof height will accommodate larger fenestration to the front elevation of the property. Owing to the existing arrangement between this and neighbouring properties and the space that will remain to the front of the property, it is not considered that this enlarged fenestration would have an adverse effect on neighbouring occupants over the existing arrangement.
- In addition to the above, the proposed increase in roof height is also considered to have an acceptable impact on neighbouring occupiers owing to the separation distances that will be retained between neighbouring property as well as the aforementioned benefit of neighbouring dwellings being set at a higher level than the application property.
- The Councils SPD provides guidance in respect of two storey rear extensions and explains that ‘two storey or first floor rear extensions can have a much greater impact on neighbouring occupiers than single storey extensions’. As such the SPD explains that ‘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 rear extensions are set suitably away from the side boundary shared with adjacent no. 45 and the above guidance is adhered to.
- The SPD also outlines separation distances between neighbouring properties which are also required for new development to residential properties. These includes a 21m separation distance between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.
- The proposal will adhere to the above separation distances required.

- The proposed detached garden room will be sited approximately 1.5m away from the boundary shared with the adjacent property at no. 45. In addition, with a maximum height of 3m and being sited away from neighbouring property, it is not considered that this additional structure would have an adverse impact on neighbouring occupants over the existing arrangement.
- The application dwelling has a relatively large rear garden area and sufficient outdoor amenity space would remain after the extensions and alterations have been carried out.
- 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.

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:-

   - Site Location Plan
   - Sheet 1 Existing Elevations Dated April 2019
   - Sheet 2 Existing Details Dated April 2019
   - Sheet 3 Proposed Elevations Dated April 2019
   - Sheet 4 Proposed Plans Dated April 2019
   - Proposed Garden Room Details Dated April 2019

   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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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	08/07/19	Signed: JVE
Authorisation	08/07/19	Signed: AT

Report Author John Van Eker