

Application Number:	24/00304/HOUS
Location:	41 Camberley Drive Rochdale OL11 4BA
Proposal:	First floor side extension above existing garage together with front and rear dormers. Single storey rear extension following removal of rear chimney. Application of render to existing and new elevations, alterations to fenestration and re-roof of whole dwelling
Applicant:	Mrs Colette Wilk
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 22.05.2024	EXT OF TIME 31.05.2024
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

41 Camberley Drive is a detached dormer bungalow dwelling sited within the Bamford ward of Rochdale. The property faces north onto the adjacent highway and is flanked by dwelling curtilage to the sides and rear. The property benefits from adequate amenity space and on-site parking. The street scene is comprised of a mixture of house types with an inconsistent material palette.

Description of Proposal

Permission is sought for the addition of a first floor side extension above the existing side garage including pitched roof dormers to both roof slopes. A single storey flat roof extension is proposed to project 3.5m from the existing rear elevation, the external materials of the existing dormer is to be rendered in line with the proposed render to all elevations of the dwelling, the existing fenestration is to be altered on all elevations with the existing white upvc altered to black and the existing chimney is proposed to be removed.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

The Coal Authority

No substantive response received at time of report preparation.

Representations

Letters of notification were sent to surrounding neighbours. No representations were received.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone (PfE) JDP 2024:

JP-P1 Sustainable Places

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 DM1 of the Rochdale Core Strategy states that all new developments will be expected to demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area”. Paragraph 126 of the NPPF states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.” and “good design is a key aspect of sustainable development”.

Paragraph 5.1 of the SPD requires new development to be subservient to the parent dwelling and to be in keeping with it.

The proposed development would demonstrate good design principles and would project sensible distances relative to the host dwelling, where appropriate. The principle of extending at first floor over the existing garages to form additional living accommodation raises no concerns given similar extensions are found locally within

the existing street scene. The first floor extension would be set down approx. 0.2m from the existing roof ridge with the dormers set down 0.14m from the roof ridge of the first floor extension, demonstrating subservience where appropriate.

Whilst it would be preferable to retain a mixed material palette to the most prominent parts of the dwellinghouse, it is noted render constitutes an existing material therefore to render the whole house would conform to the merits of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended) therefore can be carried out without formal prior approval from the Local Planning Authority.

The alteration to fenestration raises no concern given proportions would match that on the existing dwelling. The black uPVC would conform to the contemporary approach and raises no concern given it would be a slight alteration to visual appearance against the existing dark brown uPVC.

Surrounding dwellings within the vicinity have sought similar additions in previous years for a first floor extension above the garage therefore given the existing precedents, no concerns are raised as to the impact on 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 the SPD and Policy DM1 of the Council's adopted Core Strategy to which it states "All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings" and "proposals should 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 5.6 of the SPD sets out guidance as to the maximum projection distances for single storey rear extensions;

For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

The submitted plans indicate the single storey rear extension would project approx. 3.8m forward of the adjacent dwelling to the east, no.39 Camberely Drive, when measured along the common boundary and would not surpass the adjacent rear elevations at no. 43 therefore in accordance with the above guideline.

It is concluded that the internal layout of this row of properties and those in this vicinity of the same house type would host the same layout, as originally built, therefore the dormer window facing east on the adjacent house, no.43, is assumed to host a bathroom and would therefore not warrant amenity protection. The first floor aspect of the proposed development therefore raises no concern in terms of separation distance from this adjacent window.

Section 4 of the SPD sets out minimum separation distances to principal windows hosting habitable rooms which the development is considered to be in accordance with. The principal dormer window to the first floor rear elevation is not considered to be of concern with regards to any overlooking impact to the adjacent property, no.43, by virtue of the existing window located on the rear elevation. Furthermore, the front facing window hosting the same room to the proposed front dormer is of no concern

by virtue of an approx. 32m distance from the adjacent dwellings nos.64 and 66 Camberley Drive.

An open and functional garden layout is to be retained and all habitable rooms are to 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 proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Ground Stability: G9 and DM1

The site lies within a Coal Mining Development High Risk Area. The Coal Authority were consulted on the application and acknowledged the request, but have not provided any further comments on the application. Given the nature of the proposal it is not considered that it is likely that it would give rise to significant risk associated with coal mining legacy which would need to be controlled through the development management process. The applicant will be obliged to address potential risks associated with coal mining legacy under separate legislation, and an informative will be attached to the decision notice explaining their obligations.

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:-
 - P03 Existing & Proposed Roof & Site Plans with Location Plan
 - P02 Proposed Floor Plans and Elevationsand 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. 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
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Report Completed	02.05.2024	Signed: C.Petrillo
Authorisation	31.05.2024	Signed: TH

Report Author Chelsea Petrillo