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|-----------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>              | 24/00661/HOUS                                                                                        |
| <b>Location:</b>                        | 5 Woodbank Todmorden Road Littleborough<br>Rochdale OL14 6UY                                         |
| <b>Proposal:</b>                        | First floor side extension and the addition of a<br>new window to the rear second floor<br>elevation |
| <b>Applicant:</b>                       | H Januszczyk                                                                                         |
| <b>Case Officer:</b>                    | Majid Mir                                                                                            |
| <b>DETERMINATION DATE</b><br>17.09.2024 | <b>EXT OF TIME</b> 18.10.2024                                                                        |
| <b>RECOMMENDATION:</b>                  | <b>Grant subject to conditions</b>                                                                   |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b>   |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

### **Location**

The application relates to a two storey end of terrace residential property. 5 Woodbank is one of three residential properties within the terrace. The properties are sited close to the Rochdale Canal. The properties and the Rochdale Canal are Non-designated Heritage Assets.

### **Description of Proposal**

The applications seeks planning permission to construct a first floor extension above a single storey outrigger sited to the side of 5 Woodbank.

### **Relevant History**

Not applicable.

### **Township/Member comments**

No response received.

## **Consultee responses**

### Canal And River Trust

No comment.

### Conservation And Design

Requested further information in the form of a Heritage Statement. Additionally, requested alterations to design of the proposed extension and conditions in regards to stone sample and windows.

## **Representations**

Letters of notification were sent to surrounding properties and a site notice was placed in the vicinity of the site. No representations were received in response to the proposed development.

## **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:

|              |                    |
|--------------|--------------------|
| <b>JP-G9</b> | The Green Belt     |
| <b>JP-P1</b> | Sustainable Places |
| <b>JP-P2</b> | Heritage           |

### **Local**

#### Saved Rochdale Unitary Development Plan (UDP) 2006:

**G/D/2** Green Belt

#### Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| <b>P2</b>         | Protecting and enhancing character, landscape and heritage |
| <b>P3</b>         | Improving Design of New Development                        |
| <b>DM1</b>        | General Development Requirements                           |
| <b>T2</b>         | Improving Accessibility                                    |
| <b>Appendix 5</b> | Schedule of Parking Standards                              |

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

## **Amendments**

The following amendments have been made:

- ② Roof has been amended from hipped to gable,
- ② Design of window to the front has been amended,
- ② A course of stone has been inserted above the window,
- ② A window has been introduced on the first floor rear elevation, and
- ② Stone cills have been added to proposed windows.

## **Assessment**

### **Green Belt:**

- ② The application site is located within the Green Belt. Places for Everyone Joint Development Plan Document (PfE) Policy JP-G9 reiterates the purposes that are served by Green Belt designation. Paragraph 142 of the NPPF states that 'the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open'.
- ② Paragraph 154 of the NPPF indicates that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt, subject to a number of exception. This includes exception (C) that allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- ② The Guidelines and Standards for Residential Development Supplementary Planning Document (SPD) adds that disproportionate additions comprise inappropriate development in the Green Belt. The SPD provides further guidance that generally extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate.
- ② A historic map that has been provided that shows pre-1948 there was a structure to the side of the host property where the existing outrigger stands. It is unclear if this is the same structure, however, it is noted that there is no planning history or evidence to suggest otherwise. It is considered reasonable to base the calculations with the existing outrigger considered as part of the 'original' dwelling.
- ② The addition of the first extension would see an increase of 15.38% in volume. This would comply with the SPD guidance. Additionally, the proposed extension is set back and below the eaves and ridge height of the host property. Furthermore, the addition of the proposed extension would add balance to the stepped design form of the terrace.
- ② As such the scale of the development complies with the SPD guidance and therefore it is considered that the proposed extension meets the requirements of criterion (C) and is considered a proportionate addition to the original building. Additionally, the extension does not appear overly prominent and

does not impact on the openness of the Green Belt. The development is therefore not inappropriate in the Green Belt.

**Design: DM1, P2 and P3**

- ☐ The application property along with the other properties within the terrace are considered to be non-designated heritage assets. The properties all have gable roofs and with the properties stepping down from no. 4 Woodbank. The outrigger to the side of no. 5 sits at odds with the other structures in regards to the roof due to its hipped roof. Furthermore, it appears that no. 5 was a later addition and appears to be different in design and colour when compared to the no's 3 and 4.
- ☐ With the stepped form of the other structures, the addition of the first floor with the gable roof does create a level of balance when viewed from the front.
- ☐ The overall design of the proposed extension would match that of the host property. The use of stone surrounds to the windows helps create a positive link between the host property and the proposed extension. The overall design of the proposed extension is considered to be in keeping with the host property. However, the proposed extension would require a good matching stone to not negatively impact on the significance of non-designated heritage assets.
- ☐ The application proposes to reuse the existing stone slates. This is considered to have positive impact on the visual appearance of the proposed extension.
- ☐ Subject to the addition of conditions safeguarding the development by the use of satisfactory materials, and in particular matching stone and stone slates, it is considered that the proposed development would have a neutral impact on the significance of the non-designated heritage asset.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the SPD, Places for Everyone Joint DPD and the NPPF.

**Amenity: DM1 and SPD**

- ☐ The proposed first floor extension would house a bedroom to the front and an ensuite to the rear. The bedroom windows would be sited on the front elevation and the side elevation. There are no residential properties directly to the side. To the front, the nearest residential property is set sufficiently away and would exceed the minimum distances set out in the SPD.
- ☐ The proposed bedroom would receive a sufficient amount of light and outlook from the two proposed windows.

- ☐ 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 development would increase the number of bedrooms from two to three. Nevertheless, the existing parking arrangements will be retained and are considered to be 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:-

- Location plan
- External Works. Drawing no: 004
- Existing Plans and Elevations. Drawing no: 002. Revision: 1
- Proposed Plans and Elevations. Drawing no: 003. Revision: 4.  
Received by email on 10/10/2024

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan Document 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 use of appropriate materials which are sympathetic to the character of the building and the surrounding area in the interests of visual amenity and heritage. These are in accordance with the requirements of Core Strategy Policies DM1, P2 and P3 and the National Planning Policy Framework.

**Article 35 Statement**

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised

sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

|                         | <b>Date</b> | <b>Officer</b>     |
|-------------------------|-------------|--------------------|
| <b>Report Completed</b> | MM          | Signed: 15/10/2024 |
| <b>Authorisation</b>    | RG          | Signed: 18/10/2024 |