

APPLICATION NUMBER: 24/00957/HOUS

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Location:	41 Norford Way, Rochdale, OL11 5QS
Proposal:	Single-storey rear extensions, single-storey side extension and render to all elevations.
Applicant:	Mr Nasar Shah
Case Officer:	Bob Melling
DETERMINATION DATE 29.11.2024	EXT OF TIME
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, sub-regional and local policies 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)

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

An amendment was sought to the side extension in order to mitigate the impact on the occupiers of number 78 Greenvale (Figure 1).



Figure 1 - Comparison of original and amended plans

Summary of comments from neighbours, consultees and Planning Panel

1 neighbour objection was received which raised concerns about loss of light and overbearing impact.

Officer's response: It is considered that the amendments sought have sufficiently addressed the concerns regarding impact on light and outlook. The extension complies with the projection limits set out in the SPD and does not project forward of the main front wall of the host dwelling.

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	✓

While the proposals would substantially alter the materiality of the host dwelling through the introduction of render, it is notable that render is commonplace throughout Norford Way. Further, the host dwelling would retain the existing stonework to the front elevation. Given the above, it is not considered that the use of render in this context would be unacceptable.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, P1E Policy JP-P1, 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 proposed side extension has been amended in order to comply with the Council's projection limits set out in Section 5.6 of the SPD. Therefore, it is not considered that it would result in an undue loss of light or outlook for the recessed patio doors to the front elevation of no. 78 Greenvale. Moreover, it should be noted that the application property is sited at a slightly lower ground level than no. 78 (approx. 0.5m lower), which is considered to further mitigate any potential harm.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, 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 CS Policy T2, CS Appendix 5 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 and Block Plans. Dwg no. 001_3. Rev A
- Existing Floor Plan. Dwg no. 100_3
- Existing Elevations. Dwg no. 110_3. Rev A
- Proposed Floor Plan. Dwg no. 200_3. Rev A
- Proposed Elevations. Dwg no. 210_3. Rev C

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 development hereby permitted shall be in accordance with drawing 210_3 revision C unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan 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.

	Date	Officer
Report Completed	26/11/2024	Signed: BM
Authorisation	05/12/2024	Signed: RC

Report Author Bob Melling