

APPLICATION NUMBER: 24/00383/HOUS

Application Number:	24/00383/HOUS
Location:	150 Norden Road Rochdale OL11 5PT
Proposal:	Single storey rear extension following demolition of existing conservatory.
Applicant:	Mr Simon Wright
Case Officer:	Hamish Rigg
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)?	NO

Location

The application relates to 150 Norden Road, a two-storey, semi-detached house in Bamford. It sits at the end of a row of semi-detached houses of a similar design and material palette. The street scene includes a mix of housing types, mature trees, and open boundary treatments. The wider area is semi-rural, comprising a medium density housing estate surrounded by fields and farmland.

The applicant property faces west, overlooking a front driveway and the public highway. It is adjoined by no. 148 to the south, and flanked by a private drive leading to 'Mayroyd' to the north. The rear boundary faces east, bordering no. 41 Plover Close.

Description of Proposal

Permission is sought for a single-storey rear extension with a flat roof, bi-folding doors, and render to all elevations. The extension would measure 9.2m in width, 2.8m in height, and 3m in depth.

Relevant History

78/D06266 – First-floor side extension above existing garage- Grant STC

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding properties 02/05/2024; no objections were raised.

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:

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

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

Considering the setting and scale of the proposed development a simple assessment of whether it accords with the following design principles is appropriate:

Impact on street scene, including subservience, terracing and building line	yes
Height and massing	yes
Facing materials and detailing	yes
Roof style	yes
Window proportions	yes
Bin storage	yes
Impact on trees	yes

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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed rear extension is of a setting and scale which would not adversely affect the amenity of occupants or neighbouring residents through visual intrusion, overbearing impact, overshadowing or loss of privacy. In addition, as it projects 3m along the common boundary with no. 148, it complies with paragraph 5.6 of the SPD.

By virtue of its compliance, the proposed extension would be considered to protect the existing levels of residential amenity in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed works would have no bearing on the current parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant/Grant subject to the following conditions/Refuse

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:

- Proposed floor plans and elevations: W367-01
- Location plan
- Proposed block plan: W367-04

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 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
Report Completed	19/06/2024	Signed: Hamish Rigg
Authorisation	20/06/2024	Signed: Ryan Killeen

Report Author Hamish Rigg