

Application Number:	23/00822/HOUS
Location:	9 Nordale Park Rochdale OL12 7RS
Proposal:	First floor side extension, single-storey rear extension, alteration to existing cladding and fenestration to rear elevation and insertion of rooflights to front and rear elevations
Applicant:	Mrs Theresa Smith
Case Officer:	Chelsea Petrillo
Recommendation:	Grant with 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

9 Nordale Park is a two-storey detached property located in the Norden ward of Rochdale. The property hosts a distinctive projecting front element with a mono-pitch roof which is a consistent style of the builds within the immediate vicinity. The dwelling is sited between nos. 7 & 11 Nordale Park, both of which sought a slightly alternative dwelling form to that of the host property, and sits perpendicular to a 'T' junction within the Nordale Park estate. The streetscene is consistent in its materiality however, the colours of which vary from each dwelling.

Description of Proposal

Permission is sought for a pitched roof first floor side extension above the existing garage (with a matching projection) with 2no roof lights together with a single storey rear extension spanning the full width of the rear elevation and hosting a lean to roof with 3no roof lights.

Permission is also sought to alter the rear fenestration with the change of the existing ground floor rear window hosting the room labelled kitchen/living on the submitted plans, to bi-folding doors matching the proportions of that on the existing as well as alteration of the existing cladding from white to grey.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. No letters of representation were received.

Policy

National

National Planning Policy Framework (NPPF)

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

Appendix 5 Schedule of Parking Standards

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

Amendments

Amendments were sought to assess the impact of a set back of the first floor extension however it was considered that once the ridge height of the extension was slightly increased and a window was added to the front elevation thus removing a blank grey clad wall to a prominent section of the house, the extension was considered acceptable.

It is noted that neighbours were not re-notified regarding this amendments given there was not considered to be any significant additional impact to those surrounding by virtue of a slight ridge increase and additional window to the front elevation which would warrant a full neighbour re-notification.

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Adopted Rochdale Core Strategy (CS) 2016 require new development to demonstrate high quality design. Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 outlines that all new development must "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." Furthermore, Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

In principle, to extend this dwelling to the extent that it would alter the form of the existing dwelling is considered acceptable in the location given there are various properties with altered forms therefore in principle, the first floor side extension is considered acceptable.

The development demonstrates good design principles and the first floor extension would project a small distance relative to the overall width of the host dwelling. The rear extension similarly projects a sensible distance from the host dwelling.

By virtue of the extension being set down from the existing ridge, the first floor side extension is considered to be subservient to the host dwelling and would principally respect both the existing scale and proportions of the parent dwelling by incorporating a pitched roof therefore sympathetic to the original roof form.

The proposed works would incorporate beige brick with grey cladding to front and side elevations and slate tiles to the roof. The grey cladding is deemed acceptable on the basis many dwellings have sought to alter the existing white cladding therefore to alter the appearance marginally is not considered incongruous in this location. The proposed fenestration is to use materials to match and are accepted to be of suitable design for this development.

In light of the above assessment, the proposal is considered acceptable and not in accordance 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 Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do 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.

Plans indicate all existing relationships with surrounding properties would remain unchanged post development. The development itself raises no immediate significant residential concerns. The proposed window on the side elevation of the adjacent dwelling, no.5 Nordale Park, which would directly face the side elevation of the first floor extension at a distance of approx.2m hosts a hallway therefore there is no overriding need to draw reference to Section 4 Space Standards to ensure adequate light and outlook provision to this window. Further to this, it is noted that when constructed close to the common boundary shared with no.7 Nordale Park, the first floor extension may pose an overbearing impact to a portion of the rear garden at no.7 however, when assessed relative to the overall volume of the existing house and the sufficiently sized rear gardens these properties host, the impact is not considered so significant it would warrant a reason for refusal.

All habitable rooms within the proposal are considered to comply with the minimum separation distances outlined in Section 4 of the SPD. Floor plans indicate all habitable rooms are also to receive adequate light and outlook post development. The en-suite bathroom to the rear would not host a window however would host 1no rooflight, of which it is not habitable rooms therefore would not require the provision of adequate outlook and is therefore acceptable.

The occupier's amenity at the host property would be maintained as a suitable proportion of both the front and rear garden will be maintained post-development, with a functional and open layout. The development would maintain access

between the side amenity spaces that run along the common boundary shared with nos. 7 and 11 Nordale Park.

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

Policy DM1 of the Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

The application proposes a first floor side and single storey rear extension that would not affect existing off street parking arrangements or vehicle access to the property. Access to the rear garden would remain unaltered and the driveway which is of sufficient size to provide parking for at least two cars would remain. The development would not impact on highway or pedestrian safety and the application would accord with policy T2 and DM1 of the Core Strategy.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant Subject to 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:-
 - 001 Site – Location and Block Plan
 - 003 Rev 3 Proposed Plans and Elevations
 - 004 External Worksand 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, except as indicated on the approved plans.

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 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	20.09.2023	Signed: CP
Authorisation	12.10.2023	Signed: TH

Report Author Chelsea Petrillo