

APPLICATION NUMBER: 23/00235/CAA

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Class AA – Upwards Extension

Application Number:	23/00235/CAA
Location:	Whittle Bungalow, Whittle Lane, Heywood, OL10 2RD
Proposal:	Prior approval for upwards extension through the addition of one additional storey, increasing maximum height from 5.7m to 7.9m
Applicant:	Patrick and Charlotte McGarry
Case Officer:	Bob Melling
Recommendation:	Prior Approval Granted

CHECKED AND SIGNED OFF BY: RC

DATE: 03/05/23

Site Description

This application refers to Whittle Bungalow, a detached property located off Whittle Lane in Heywood, on the northern side of the M62. The dwelling is a true bungalow set in an extensive curtilage. There is a small field adjoining the site to the north, which also lies within the applicants' ownership.

The site is located within the Green Belt, but the surrounding area is semi-urban in character, with the Birch Service Area, Birch Industrial Estate and the motorway itself lying in close proximity.

Publicity	Neighbour letters expired?	Y	Responses received?	N
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Neighbours Notified:

Whittle Croft Cottage, Whittle Lane, Heywood, OL10 2RD

Whittle Cottage, Whittle Lane, Heywood, OL10 2RD

Relevant History:

22/01130/HOUS Erection of two storey outbuilding ancillary to existing dwelling with front and rear dormers and front porch, alteration to fenestration to front elevation following demolition of existing stables, garage and removal 2No cabins
Decision: **Refusal**

Reason for refusal:

The proposed outbuilding would result in a disproportionate addition over and above the size of the existing outbuildings and also result in a disproportionate addition to the original dwelling house. The development would also adversely impact on the openness of the Green Belt. The proposal therefore constitutes inappropriate development in the Green Belt which is, by definition, harmful to the Green Belt. No very special circumstances have been identified that would outweigh the harm, and

the proposal therefore fails to accord with policy G4 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Permitted Development Rights removed?	No
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Description of Proposed Development

The Host Dwelling is: Detached ☒ Other ☐

How many additional storeys are proposed?

What will be the additional increase in maximum height?

What will be the maximum height of the resultant dwelling measured externally from the natural ground level:

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes
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Prior Notification of a Proposed Larger Home Extension – Town and Country Planning (General Permitted Development) Order 2020 (as amended) Schedule 2, Part 1 (Class AA).

Assessment (Class AA)

Class AA of Part 1 of Schedule 2 of the GPDO allows for the enlargement of a dwellinghouse by construction of:

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys;
- or
- (b) one additional storey, where the existing dwellinghouse consists of one storey,

Subject to the following criteria:

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

☒ **Complies**

☐ **Does Not Comply**

(b) the dwellinghouse is located on—

- a. article 2(3) land; or
- b. a site of special scientific interest;

☒ **Complies**

☐ **Does Not Comply**

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

☒ **Complies**

☐ **Does Not Comply**

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

☒ **Complies**

☐ **Does Not Comply**

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

☒ **Complies**

☐ **Does Not Comply**

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

- a. 3.5 metres, where the existing dwellinghouse consists of one storey;
- b. 7 metres, where the existing dwellinghouse consists of more than one storey

☒ **Complies**

☐ **Does Not Comply**

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or
- (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

☒ **Complies**

☐ **Does Not Comply**

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

- (i) 3 metres; or
- (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development;

☒ **Complies**

☐ **Does Not Comply**

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

☒ **Complies**

☐ **Does Not Comply**

Development is permitted by Class AA subject to the following conditions:

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

- (c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse
- (d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Paragraph AA.2(3) states that before beginning the development, the developer must apply to the local planning authority for prior approval as to—

- (i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
- (ii) the external appearance of the dwellinghouse, including the design and architectural features of—
 - (a) the principal elevation of the dwellinghouse, and
 - (b) any side elevation of the dwellinghouse that fronts a highway;
- (iii) air traffic and defence asset impacts of the development; and
- (iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(a) issued by the Secretary of State;

Prior Approval Matters

As required by paragraph AA.2(3), the local authority is required to give regard to a number of matters in the determination of an application made under Class AA of part 1 of Schedule 2. Included in this are points (iii) *air traffic and defence asset impacts of the development* and (iv) *whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(a) issued by the Secretary of State*. No land contained within the borough of Rochdale benefits from the statutory designation of a Protected Vista. Further to this, the borough is absent of air traffic and defence assets.

Amenity

In assessing the impacts on the residential amenity on surrounding occupiers, Policy DM1 of the Council's adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Further to this are the considerations of paragraph 127 of the National Planning Policy Framework, which promote a high standard of amenity for existing and future users.

At a local level, paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that extensions and alterations to existing properties should be carefully designed to protect the amenity of the occupants of adjoining properties.

The site is well separated from neighbouring properties and therefore would provide an acceptable standard of amenity for future occupiers and the occupiers of existing surrounding dwellings.

In light of the above, it is considered that the proposed additional storey would not cause undue harm to the amenity of the neighbouring occupiers and is therefore in accordance with policies DM1, the SPD and the NPPF.

Design

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraph 130 states that "permission should be refused for development of poor design."

At a local level, Core Strategy policies DM1 and P3 aim to ensure that development is of high quality design. The Council's Guidelines and Standards for Residential Development SPD states that extensions and alterations to dwellings should generally be in keeping with the host property.

The existing dwelling is a true bungalow set within an extensive curtilage. It features a slate-topped, gable style roof with stone cladding to all elevations, dark brown UPVC window and door frames and a front porch.

The proposed additional storey would be constructed in materials to match those on the existing dwelling. Further to this, it is considered that the proposed fenestration is proportionate and sympathetic to the character and appearance of the existing principal elevation. No side elevations front onto a highway.

In light of the above, it is considered that the proposed extension would be in keeping with the property and be of a satisfactory standard of design in accordance with the requirements of the SPD, Policy P3 and DM1 of the adopted Rochdale Core Strategy and the relevant policies contained within the National Planning Policy Framework.

Recommendation:

Prior Approval Granted

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

-Location Plan

- Existing Elevations. Drg no. 18 B
- Proposed Roof Plan. Drg no. 18 D 2
- Proposed First Floor Plan. Drg no. 18 3 R
- Amended Proposed Elevations. Drg no. 18 B 2. Dated April 2023

Report Author Bob Melling