

Application Number:	23/01122/HOUS
Location:	15 Whitfield Crescent Newhey Rochdale OL16 4NA
Proposal:	Single storey side extension together with the application of white render to match existing dwelling
Applicant:	Mr David Brewster
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 15 Whitfield Crescent, a detached bungalow in Newhey, Rochdale. Whitfield Crescent is a cul-de-sac comprising bungalows of a similar material palette and design. The neighbourhood is predominantly residential and surrounded by open countryside.

The applicant property faces east, overlooking the public highway, and foliage forming the border of 'Spring Terrace'. The adjacent property to the north-west is no. 16 Whitfield Crescent, and to the south east is no. 14. Both are bungalow properties, and owing to the topography of the land no.14 sits at a lower elevation. The west facing rear boundary borders dedicated green belt land and a mineral deposit/extraction site.

Description of Proposal

Permission is sought for a single-storey side extension, including a gable roof and a window on the front elevation. The extension measures approx. 4.2m in width, 4.4m in depth, 2.7m in height to eaves, and 4.7 in maximum height. Proposed external materials include white render across all elevations, grey slate roof tiles, and UPVC windows, to match the existing materials.

Relevant History

None

Township/Member comments

None

Consultee responses

Rights Of Way Officer
Not applicable

Representations

Letters of notification were sent to surrounding properties 26/10/2023. No responses 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

None Applicable

Assessment

Design and visual amenity: are the following acceptable?

Impact on street scene, including subservience, terracing and building line	yes
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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: are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	yes
Light and outlook of application property	yes
Remaining garden space of application property	yes

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.

Are the following acceptable?

Impact on highway safety	yes
Parking provision	yes

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:
 - Proposed Ground Floor Plan and Section: FO 09235854/3
 - Existing and Proposed Site and Roof Plans: FO 09235854/5
 - Proposed Elevations: FO 09235854/4
 - Location Plan FO 09235854/6
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and 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 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	22/11/2023	Signed: Hamish Rigg
Authorisation	19/12/2023	Signed: Ryan Killeen

Report Author Hamish Rigg