

APPLICATION NUMBER: 24/00546/HOUS

Application Number:	24/00546/HOUS
Location:	69 Lake Bank, Littleborough, OL15 0DN
Proposal:	First floor extension to create two storey dwelling with recessed balcony to the front elevation following demolition of existing chimney
Applicant:	Mr David Ruston
Case Officer:	Sam Yuen
DETERMINATION DATE 09.08.2024	EXT OF TIME
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 69 Lake Bank, a detached bungalow located in the suburb of Smithy Bridge, Littleborough. The property is sited on a prominent elevated position on Lake Bank/B6225, a classified road and overlooks Hollingworth Lake to the south-east. The street scene is characterised by a mix of bungalows and two-storey semi-detached and terraced dwellings. The dwelling is adjacent to no. 71 Lake Bank to the north-east, adjacent to no. 67 Lake Bank to the south-west, and faces the highway to the south-east. The rear curtilage boundary backs onto the no. 10 Heald Close to the north-west. The property benefits from a detached single garage to the rear curtilage.

Description of Proposal

Planning permission is sought for a first-floor extension to the existing bungalow to create a two-storey dwelling. It is characterised by a hipped roof form with a front

gable projection to match the existing ground floor front gable projection. The two-storey dwelling measures 8.27m in ridge height and 5.45m in height to eaves.

The extension comprises a recessed balcony on the first-floor front elevation bounded by glass balustrades.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

24/00466/CPL - Certificate of lawfulness for a single storey rear extension - Resubmission of 24/00279/CPL – Grant

24/00280/CAA - Prior approval for upwards extension through the addition of one additional storey, increasing maximum height from 5.732 to 8.260m – Withdrawn

24/00279/CPL - Certificate of lawfulness for a single storey rear extension – Refuse

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The Highways Officer raises no objection to the proposal which would not impact upon the highway.

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following representations:

- ☐ The proposed rear windows would result in overlooking impacts to the neighbouring property garden and rear fenestration.

Officer's Comments:

- ☐ Concerns relating to residential amenity are addressed under the 'Amenity' heading of the report.

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:

Policy 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

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The existing dwelling is a detached bungalow of render construction with a front projecting gable wall and bay windows. The proposed first-floor extension would result in the formation of a two-storey dwelling, significantly increase the scale and massing of the host dwelling. However, having regard to the site context, it is considered the proposed extension would not appear

dominant or out of keeping with the existing two-storey dwellings on the street scene which would be acceptable.

- ☐ The hipped roof and front gable roof forms are considered to be appropriately designed in the context of the adjacent building line of dwellings.
- ☐ It is also noted the proposed extension reflects existing contextual architectural features where appropriate, including the decorative corner brick quoins and the header course brick sill.
- ☐ The proposed extension would be constructed in materials to match those of the host dwelling, which would be designed appropriately for this context.
- ☐ The proposed windows are considered to appear proportionate and appropriately sized with the ground floor fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PpE, and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ The proposed upward extension would be sited 20.02m from the rear elevation of no. 10 Heald Close and 9.13m from its rear curtilage boundary, both of which fall marginally short of the minimum space standards of 21m and 10.5m respectively, as stated in Section 4.1 of the SPD. However, it is noted that due to the placement of the rear-facing bedroom window, the direct line of sight from this room would face the gap between nos. 8 and 10 Heald Close and would not directly face the rear windows of no. 10.
- ☐ The rear curtilage boundary of no. 10 is also lined with considerable shrubbery and a mature tree, and when assessed in the context of the surrounding properties, which comprises circa 11m separation distances from the directly facing curtilage boundaries, it is considered the overlooking impacts at a separation distance of 9.13m would not be materially different than one at 10.5m. On this basis, the amenity impacts to no. 10 would be acceptable on balance.
- ☐ Having regard to Section 5.9 and 5.10 of the SPD, the proposal would not significantly harm the amenity of adjacent nos. 67 and 71 Lake Bank.
- ☐ The proposed first-floor window and recessed balcony do not face any properties to the front.
- ☐ Taken as a whole, it is considered the proposal would not result in significant amenity impacts to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout to the front curtilage would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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 adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ❑ The proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy. The existing provision of off-street parking to the side and rear hardstanding would not be affected by the proposal.
- ❑ 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. The permission relates to the following plans:

- ❑ Location Plan – Drawing No. PL01 received 06/06/2024
- ❑ Existing Site Plan – Drawing No. PL02 received 06/06/2024
- ❑ Proposed Site Plan – Drawing No. PL06 received 06/06/2024
- ❑ Existing Ground Floor Plan – Drawing No. PL03 received 06/06/2024
- ❑ Existing Elevations – Drawing No. PL04 Rev. A received 06/06/2024
- ❑ Proposed Ground Floor Plan – Drawing No. PL07 received 06/06/2024
- ❑ Proposed First Floor Plan – Drawing No. PL08 Rev. A received 06/06/2024
- ❑ Proposed Elevations – Drawing No. PL09 Rev. B received 06/06/2024
- ❑ Existing Street Scene Drawing – Drawing No. PL05 received 06/06/2024
- ❑ Proposed Street Scene Drawing – Drawing No. PL10 Rev. B received 06/06/2024

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint 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.

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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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	07/08/2024	Signed: SY
Authorisation	08/08/2024	Signed: RK

Report Author Sam Yuen