

Application Number:	22/01469/HOUS
Location:	51 Stonehill Drive, Rochdale, OL12 7JN
Proposal:	Two storey side and rear extensions including rear dormer and juliet balconies, increase in ridge height and alterations to roofline of existing dwelling. Alterations to fenestration including insertion of no.2 windows to front and side elevations and render to existing north-east elevation. Part Retrospective.
Applicant:	Mr Jonathan Mott
Case Officer:	Chelsea Petrillo
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 51 Stonehill Drive – a two storey detached corner plot located in the Norden ward of Rochdale. The dwelling is situated next to no.53 Stonehill Drive and sits adjacent to the west elevation of no.49 Stonehill Drive. The property's curtilage boundary sits approx.8m from designated green belt land to the rear and is situated next to an area of dense woodland to the south. The property benefits from a large side and rear garden, an attached garage and sufficient on-site parking.

Description of Proposal

The application is seeking planning permission for a two storey side and rear extension with the addition of no.4 Juliet balconies to the rear, increase in ridge height and alterations to the existing roof line and alteration to fenestration on the existing front elevation.

- ☐ The two storey side extension will project 3.9m from the host dwelling and be set back 1.2m from the existing front elevation. The overall length of the extension would be 11.4m.
- ☐ The two storey rear extension would span the full length of the dwelling at 11.9m and would extend 4m from the original rear elevation.
- ☐ The proposed rear dormer would feature an overall width of 9.8m and a height of 2.3m. The dormer would be set in at 1m on both sides of the roof and be set back 0.5m from the rear elevation and set down 0.1m from the proposed ridge height.
- ☐ The front elevation will feature minor alterations to the existing fenestration as well as the addition of one window on the first floor above the existing garage

Relevant History

PREAPP/00099/22 Remodel of existing dwellinghouse, including two storey extensions, revised roofline with pitched and flat roof dormers. APP CLOSED 16.11.2022

Township/Member comments

N/A

Consultee responses

The following consultation response was received by Highways and Engineering on 30.12.22:

The proposed extension to the existing dwelling does not appear to have any impact on the existing driveway arrangements and the residual parking provision would meet current Council standards for the size of the extended dwelling.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

Highways raise no objection to this application or ask for any specific planning conditions.

Representations

Letters of notification were sent to six neighbouring properties. 1 supporting letter, 3 objection letters and 1 petition signed by 12 residents of the Stonehill estate was received.

Support Letter

- ☐ Development does not compromise street scene and will make the street look more appealing and bring larger families into area.

Objector Letters

- ☐ Development proposed on abrupt changes in land level
- ☐ Shallow roof pitch necessary to reduce impact on neighbouring properties
- ☐ Increase in footprint

Officers Response: The above points are addressed in the 'design' section of the report

- ☐ Loss of privacy
- ☐ Scale of elevations
- ☐ Light levels
- ☐ Noise
- ☐ Request for obscure glaze to ground floor window of two-storey side extension

Officers Response: The above points are addressed in the 'amenity' section of the report

- ☐ Concern to timings of work being carried out before seeking planning permission
- ☐ Request of enforcement input

Officers Response: The application was submitted retrospectively therefore the council are aware of any development already commenced.

- ☐ Development to affect reception to surrounding TV antenna
- ☐ Concerns to a building company being situated in a residential estate
- ☐ Estate being used as a lorry park.
- ☐ "Lorry park" dangerous to children
- ☐ off-road motorbikes driven within estate
- ☐ Materials burned in rear garden
- ☐ Dangerous smells
- ☐ Excess materials running down the driveway and into the gardens of surrounding dwellings and in drains.
- ☐ Erection of fence along neighbouring low boundary stone wall
- ☐ The plantation of 12 x 6ft conifer trees restricting neighbouring outlook
- ☐ Impact on neighbouring house values

Officers Response: The above points are not material considerations

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 for the following were requested and received from the agent.

It was considered that the proposal did not constitute a satisfactory standard of design and amendments were sought to reduce the size of the rear dormer by 1m on each side and the alteration of the positioning of the first floor Juliet balconies to the rear to line up with those proposed on the dormer.

Assessment

Design: DM1 and P3

- ☐ Policy DM1 of the Rochdale Core Strategy requires “development to be of high quality design taking opportunity to enhance the quality of the area.” Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states 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.”
- ☐ It is important to note the SPD does not specifically lay out design principles for side extensions to a dwelling however Paragraph 5.1 states “As well as maintaining the space standards set out in Section 4, they should satisfy the standards set out below. Additionally, they should be designed to be in keeping with the host property and generally should be subservient to it”.
- ☐ The proposed plans indicate the extension(s) to be in keeping with the overall street scene in terms of design though would feature a significantly bigger scale than those existing on Stonehill Drive. However, given its positioning within the street scene, this would not form as a detrimental impact and pose such harm which would be out of character to surrounding dwellings.
- ☐ It is noted the plans indicate a textured rendered finish to the rear and side elevations. Although the current street scene would feature predominantly red brick, this is not thought to cause significant harm given the dwelling is situated further back on a corner plot and borders green belt land and woodlands to the rear and sides therefore out of sight from public viewpoints. The front elevation would match the existing walls of red stock brickwork to be in keeping with the design of the street scene.
- ☐ Although the two-storey side extension is not set down from the original roof height, it is set back 1.2m from the front elevation forming a clear distinguish between the extension and front elevation.
- ☐ The two storey rear extension and dormer would form as suitable additions to the host dwelling. The dormer would be set down from the ridge height, set in by 1m on each side of the existing roof and set back from the proposed rear elevation.
- ☐ The roof plan provided indicate alterations to the existing roof height from 6.6m at its height point to 8.3m at its highest point. Although the proposed

height would be a significant increase to the host dwelling and a design not normally permitted by Rochdale Council, it is important to note the plot is situated on a corner plot and situated further back than other dwellings along Stonehill Drive therefore on-balance the proposal would form a suitable addition.

- ② The alteration of white UPVC fenestration to grey UPVC fenestration would form as a suitable alteration given a mixed colour of fenestration is common amongst the street scene.
- ② Existing bin provisions on the property are not thought to be impacted as a result of development.
- ② The development is not thought to impact any surrounding trees on or around the dwelling.

Summary

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

- ② DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ② Plans indicate the insertion of two windows to the host dwelling (no.1 window to first floor front elevation above garage and no.1 window to north-east elevation). The window to the front elevation would not be directly facing any windows of the adjacent neighbour and is not thought to cause an overlooking impact given part of the front elevation is set back. The proposed window to the north-east would be the principle window of that room however, floor plans indicate this would be a bathroom therefore the harm of the adjacent blank elevation would be minimal.
- ② It is important to note the adjacent house (49 Stonehill Drive) would be set down from the host dwelling therefore the first floor window to the two-storey side extension is proposed to be obscurely glazed. An obscure glazed condition has also been attached to support this and avoid any overlooking impact to the rear garden of no.49. Although set higher, the impact of the first floor window to the rear garden of no.49 would be minimal given there are trees along the boundary which would block any overlooking.
- ② Paragraph 5.8 of the SPD outlines the potential oppressiveness of a two-storey extension close to the common boundary at the rear however, it is noted the dwelling to the south (no.53 Stonehill Drive) also hosts an extension to the rear therefore the impact of a two-storey extension and dormer would be minimal given the extension is within its limits of a 4m projection and not projecting a significant amount forward of the neighbouring extension. It is also noted both houses borders open pastoral land to the rear therefore loss of light and outlook to the no.53 and the applicant property would be not be impacted as a result of development.
- ② It is noted 51 Stonehill Drive hosts both a generous rear and side garden, much of which is grassed and situated on a slope. It is considered there will be a sufficient amount of garden space remaining following development.

Summary

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1, T2 and Appendix 5

- ② The Rochdale Core Strategy requires 2 spaces per dwelling for a 2+ Bedroom houses outside of the town centre. It is noted the dwelling will be increasing from a four bed to a seven bed. The plans indicate the dwelling currently hosts five off-road designated car parking spaces therefore the development would conform to Appendix 5 - Scheduled Parking Standards.

Summary

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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:

- SP LOCATION PLAN
- BP PROPOSED SITE PLAN
- 01 EXISTING FLOOR PLANS AND ELEVATIONS
- 02 REV C AMENDED PROPOSED PLANS AND ELEVATIONS

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 and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows on the first floor on the front elevation facing east on the two-storey side extension shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	19.01.2023	Signed: CP
Authorisation	27.01.2023	Signed: AT

Report Author Chelsea Petrillo