

Application Number:	22/01483/HOUS
Location:	749 Bury Road Rochdale OL11 4AY
Proposal:	Single storey rear extension including alterations to roof of existing extension following the demolition of conservatory together with raised decking.
Applicant:	Mr. & Mrs. M. Warren
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?	N

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

Location

The application relates to 749 Bury Road – a two storey terraced property located in the Bamford ward of Rochdale. Situated along Bury Road, the application property is situated within a terrace of four dwellings, all of a traditional and conspicuous design to which the front and side elevations are constructed in facing brick and the rears faced in white render. The property is situated on a plot with a generously large rear garden to which it currently hosts a 3.4m single storey rear extension with an attached 2.7m conservatory.

At the rear, the house has a full-width flat-roofed single-storey extension with a monopitch-roofed conservatory attached, with a combined projection of 6.2m.

The dwelling sits adjacent to 662 Bury Road to the front and the side elevation of 1 Wood Top Avenue at the rear. The surrounding dwellings along Bury Road are comprised of mostly semi-detached and terraced dwellings, many of which do not host a particularly high degree of uniformity.

Description of Proposal

The application is seeking planning permission for a single storey rear extension with a dual-pitched roof, projecting approx. 6.2m, spanning the full width of the rear elevation at 4.3m. The application also proposes the addition of a 0.7m raised decking attached to the rear of the proposed extension, with stairs down to the garden.

Materials on the extension are sought to match those on the rear elevation of white render to external walls and low pitch interlocking tiles (or slate) to the roof. Fenestration would match the white UPVC with large bi-folding doors proposed to the rear.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours. 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

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

Amendments

Amendments were sought in an attempt to reduce the overlooking impact caused by the elevated terrace which would span the full width of the rear elevation of the extension therefore posing an overlooking impact to the rear garden of 751 Bury Road. It was noted the presence of an elevated terrace was due to stairs immediately below the bi-folding doors would not be compliant with building regulations therefore the width of the raised platform and stairs were reduced to 3.2m to reduce overlooking impact when taking into account the screening which would be provided by high trees located along the boundary in the rear garden of 751 Bury Road.

Assessment

Design: DM1 and P3

Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place.

The SPD sets out guidance for house extensions to which it states “they should be designed to be in keeping with the host property”.

It is noted the extension would replace the existing rear extension therefore would not feature a scale or massing which would be out of context for a dwelling of this size and would appear to respect the visual form and layout of the existing dwelling. The proposed extension would be of an appropriate design and would demonstrate good design principals. It is acknowledged the development would require the minor pruning of the G4 tree (noted as a Laurel Shrub in the tree report) to the east of the extension to make way for the proposed works. Additionally, it is considered development would have a minor impact to the roots of the T2 tree (noted as a Sycamore in the tree report) however, neither trees are not thought to be of significant character or value to the local area therefore not considered to be unacceptable in terms of tree policy.

The proposed materials would be deemed acceptable in the respect that dwellings along Bury Road comprise various visual appearances. The matching materials of white render, interlocking roof tiles and white UPVC would incorporate that on the existing build therefore would be sympathetic to the visual character of the host dwelling which would therefore constitute acceptable material additions to the dwelling. The bi-folding doors would form acceptable additions although not present on the existing build, they would be deemed acceptable given they are proposed to the rear away from public viewpoints and shielded by large trees which run along the common boundaries shared with 751 and 745 Bury Road.

The proposed raised decking would form a suitable addition to the dwelling and provide access to the remaining rear garden space. The addition of a raised platform would not appear as an incongruous addition which would detrimentally harm the character of the dwelling, and would therefore be acceptable.

The proposed rear extension and raised decking would not be so large that it would erode substantial garden space given the plot hosts a substantially large rear garden area. The extensions and alterations would therefore not impact negatively on the visual amenity of the property. The design of the proposal is therefore acceptable and in accordance with Policy DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Paragraph 5.6 of the SPD sets out maximum standards for single storey extensions to which it requires “a point 3m along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings”. It should be noted the elevation of the dwelling to the west, 751 Bury Road projects approx. 2.6m forward of the rear elevation of the host property to which the proposed extension would project 2m forward of therefore compliant with paragraph 5.6 of the SPD.

It is important to note that the adjoining property at the east is a single dwelling which previously comprised two houses, knocked through into one, at no.745 Bury Road. It is acknowledged the ground floor window of no.745 close to the common boundary would be impacted by the proposal given the eaves height proposed extension would be

increased slightly compared to the existing conservatory. However, it is unknown whether this window is a principal window serving a habitable room therefore for this reason and those of high 4m shrubs running along the common boundary and the adjoining dwelling hosting significantly large garden space to the rear and side, the impact to the ground floor window and outdoor space alone was not thought to be so severe it would warrant a reason for refusal. Additionally, the extension is not proposed to project forward of the extension currently in place therefore any additional harm in that respect would be minimal. The proposal would therefore comply with paragraph 5.6 of the SPD with reference to neighbour amenity of occupants at 745 Bury Road.

The residential amenity of the host property would be maintained as a suitable portion of the rear garden with a functional, open layout.

The neighbour to the rear, 1 Wood Top Avenue, is not thought to be negatively impacted post development given the current extension in place would not project any closer and would only be marginally taller. The rear elevation of the extension would also face south, to which it would receive much of its light.

Paragraph 4.4 of the SPD states “Balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage. They should be carefully designed to prevent unreasonable overlooking of neighbouring properties”. It is considered the addition of elevated decking may pose an overlooking impact to the rear garden at 751 Bury Road. However, given the raised platform would not extend up to the site boundary and would only project 1.2m from the rear elevation of the extension, the overlooking impact is not thought to be so significant that it would pose unacceptable harm given that high trees would also provide some screening.

The development would have no additional interference with existing access to the rear of the property and would be maintained through the main part of the dwellinghouse.

In view of the above assessment, 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,

Parking service arrangements, post development, would remain unchanged. Additionally, the number of bedrooms at the property is not proposed to be increased as a result of the proposed works. 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;

- LP01 LOCATION PLAN
- LP02 PROPOSED LOCATION PLAN
- BP02 PROPOSED BLOCK PLAN
- L02 PROPOSED GROUND FLOOR PLAN
- REV A E02 PROPOSED ELEVATIONS

And the development must be carried out in accordance with the drawings hereby approved.

Notwithstanding the details shown on the approved proposed ground floor plan (drawing L02) and approved proposed block plan (drawing BP02), the layout and dimensions of the approved raised deck to be attached to the rear extension shall be as indicated on the approved revised proposed elevations, drawing ref E02 Rev A. The development shall be undertaken in strict accordance with the details shown on the revised elevations.

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 Policy DM1 and Policy P3 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	10.03.2023	Signed: CP
Authorisation	17.03.2023	Signed: TH

Report Author Chelsea Petrillo