

Application Number:	23/00118/HOUS
Location:	8 Norford Way Rochdale Rochdale OL11 5QS
Proposal:	Single storey rear extension, front porch extension together with alterations to front elevation to facilitate garage conversion and loft conversion with the installation of 10no rooflights.
Applicant:	Mr Baraky
Case Officer:	Chelsea Petrillo
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)?	N/A

Location

8 Norford Way is a two-storey detached dwelling located in the Bamford Ward of Rochdale. The topographical siting of the first floor of the dwelling is sited approx. 2.8m from ground level with access stairs to the front and rear of the dwelling. The dwelling benefits from an attached garage located on the ground floor, generous garden space and a large driveway fronting the garage. The property is of substantial size, as are those in the surrounding Norford Way vicinity. Many of the dwellings in the immediate and adjacent settings are of conspicuous scales and designs with no presence of uniformity throughout the street scene.

Description of Proposal

Permission is sought for a single storey flat roof rear extension projecting 4m from the existing first floor rear elevation spanning 16m to cover the full width of the rear elevation, and a 1.8m x 3.6m front porch in place of the existing garage door to facilitate a ground floor garage conversion. Additional permission is also sought for

10no roof lights, facilitating a loft conversion as well as alteration to fenestration on the front elevation for the relocation of the primary accessed front door.

The extensions would be constructed to match the material palette on the existing dwelling of stonework detailed quoins and white render to external walls, slate hanging tiles to the roof and white UPVC to fenestration.

Relevant History

None applicable.

Township/Member comments

None applicable.

Consultee responses

Tree Officer

I would agree with the conclusions of the Arboricultural Method Statement provided to inform the above application that it would be possible to complete the development proposals without causing substantive harm to trees, providing that the Method Statement is required to be implemented in full by means of a Condition placed on any permission which may be granted to the application.

Reason - Condition required to satisfy the Local Planning Authority that the trees to be retained will not be damaged during construction and to protect and enhance the appearance and character of the site and the locality

Highways and Engineering

The main highway issue for this application is parking provision.

Although the application form indicates there would be no impact on parking provision the loss of the garage and the extension onto the driveway would seem to reduce off street parking provision to only one space. For the size of the extended dwelling we would ask that the applicant provides two viable off street parking spaces.

The servicing arrangements for the dwelling would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Subject to the parking provision Highways would raise no objection to this application and we request no specific planning conditions.

Representations

Letters of notification were sent to surrounding dwellings. 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

Appendix 5 Schedule of Parking Standards

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

Amendments

Amendments were sought in accordance with the consultee response from the highways officer who requested adequate parking arrangements to which the applicants were to demonstrate two viable off-street parking spaces following the removal of the garage.

It was also considered the initially proposed side dormers would constitute an overly visible addition when viewed from the highway therefore amendments received saw the removal of the dormers and to be replaced by 10no roof lights.

Assessment

Design: DM1 and P3

Policy DM1 and P3 of the adopted Rochdale Core Strategy requires development proposals to be of high quality design and take the opportunity to enhance the quality of the area. 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 proposed rear extension is of a single storey form which would appear subservient to the host dwelling and not exceed the eaves height. Given the relatively conspicuous scale and design of the host dwelling and those wider, the flat-roof form is considered to be an acceptable addition to the host dwelling. Additionally, the extension would be largely out of view from public vantage points to which the rear curtilage is bounded by high hedges and trees which provides sufficient screening therefore not overly visible and is therefore acceptable.

The application proposes a front porch of a relatively matching design to the host dwelling. The overall scale would form a suitable addition to the dwelling however the proposed large columns would appear out of keeping with the overall aesthetic of the host dwelling as they are not found locally however, given each dwelling in the immediate settings would form a variety of designs and feature pieces, in this instance, the columns are, on balance, considered acceptable.

The installation of 10 roof lights in order to maximize the provision of light to facilitate the loft conversion are not considered to be harmful to the overall that views of them from public viewpoints would be limited due to the low pitch of the roof and the skewed position of the house to the street, therefore not compromising the appearance of the host dwelling.

The facilitation of a garage conversion to create additional living space on the ground floor of the dwelling is considered acceptable in an attempt to maximize existing ground space in the interest of the occupiers. The relocation of the main entrance point of the dwelling from the first floor to the ground floor on the front elevation is also considered acceptable. The alteration to fenestration on the front elevation from a door to a window opening (matching proportions on the existing) following relocation of the main entrance would also therefore be acceptable.

The proposal would use matching stonework and white render and UPVC for the rear extension and front porch, thereby in keeping with the material of the host dwelling.

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

Section 5.5 of the SPD states “it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers”.

Overshadowing and Overbearing

Paragraph 5.6 sets out guidance for maximum projection standards for single storey rear extensions to which it requires “For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);”. It is important to note the two adjacent dwellings to the north and south of the application property, no.6 and no.10 Norford Way both host rear elevations which would significantly surpass the siting of the rear elevation of the host dwelling to which the proposed rear elevation of the single storey extension is not proposed to extend forward of therefore acceptable in this regard.

The two adjacent dwellings to the rear, no.5 and no.7 Spring Bank Lane, are not thought to be impacted as a result of development. Both dwellings are orientated away from the application property to which the rear elevations would not directly align to at the host dwelling and would also feature a separation distance of approx. 55m. Additionally, aforementioned above, high trees and shrubs run along the rear curtilage boundary providing significant screening between the adjacent dwellings and the application property.

Loss of Privacy

It is considered all elements of the developments would conform to a satisfactory standard of design with reference to section 4 space standards of the SPD to which the development would pose no loss of privacy concerns to adjoining and adjacent neighbouring properties.

The proposed roof lights would be oriented towards the side elevations of the neighbouring properties at either side but owing to their high position of the roof lights, and the low pitch of the roof, it appears unlikely that any overlooking or loss of privacy would result to the neighbouring occupants.

Occupier Amenity

The proposed development would retain sufficient garden space for occupiers, in accordance with section 5.4 of the SPD.

It is acknowledged the rooms labelled on the proposed floor plans as guest bedrooms in the loft would not receive a great degree of outlook given both rooms will only be served by high-level roof lights, however, it is noted that these rooms will receive sufficient light through the provision of 4no roof lights per room. Given the general high standard of amenity achieved at the rest of the property, the lack of outlook for these two rooms is considered to be acceptable in this instance.

The works would also not pose any detrimental impact to the provision of adequate light and outlook to existing internal rooms of the host property.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The plans indicate the provision for two off-road parking spaces on the existing driveway therefore it is considered after the loss of the existing internal garage, the proposal would comply with Appendix 5 Schedule for Parking Standards.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Trees: G6 and G7

In line with comments received from the tree officer, it is concluded the proposed development is possible without causing any substantive harm to surrounding trees providing the submitted method statement was implemented in full by means of a condition attached to the decision notice. The applicant is expected to construct the works in accordance with the provided method statement in order to ensure existing trees are retained undamaged.

Subject to the retention and protection of the existing trees, the proposed development would not have a detrimental impact on surrounding trees within

the site curtilage, in accordance with Policies G6 and G7 as well as 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:

- 9100/101 REV A LOCATION PLAN
- 9100/110 REV C EXISTING AND PROPOSED SITE PLAN
- 9100/121 REV C EXISTING AND PROPOSED ELEVATIONS
- 9100/111 REV C EXISTING AND PROPOSED FLOOR PLANS

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. 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.

4. No development shall take place until all trees that are to be retained adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site, as outlined by the submitted Method Statement and in the interests of the amenities of the area and in accordance with Policies BE/2, BE/8 and NE/8 of the adopted Rochdale Unitary Development Plan to satisfy to the Local Planning Authority that the trees will not be damaged during construction and to protect and enhance the appearance and character of the site and the locality.

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	17.04.2023	Signed: CP
Authorisation	10.05.2023	Signed: TH

Report Author Chelsea Petrillo