

Application Number:	23/00283/HOUS
Location:	18 Oulder Hill Drive Rochdale OL11 5LB
Proposal:	Single storey side and rear extension, two storey rear extension and application of replacement render on all elevations.
Applicant:	Mr & Mrs Watson
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

18 Oulder Hill Drive is a two-storey semi-detached dwelling with an existing single-storey full-width rear extension, located in the Bamford ward. The house has off-road parking facilitated by a driveway to the side of the dwelling, generous front and rear garden space. Oulder Hill Drive is predominately comprised of semi-detached dwellings with a high degree of uniformity. The application property is sited within a row of semi-detached dwellings hosting a strong building line and comprised of red brick to the first floor and white render to the first floor.

Description of Proposal

Permission is sought for a two-storey pitched roof rear extension matching the projection and scale of the two-storey outrigger on the adjoining dwelling, 20 Oulder Hill Drive. Permission is also sought for a single storey side and rear extension projecting 5.7m from the original rear elevation and projecting 1.7m from the existing south side elevation.

Replacement render is sought to the external walls of the first floor of the existing build and the material palette of the extension is to proposed to match that on the existing.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

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

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: DM1 and P3

Policy P3 of the adopted Rochdale Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires "development to be of a high quality design taking the opportunity to enhance the quality of the area."

The proposed two-storey rear extension is considered to be sympathetic to the surrounding locality, matching the scale and built form of the existing two-storey outrigger constructed along the common boundary at 20 Oulder Hill

Drive therefore the extension is considered to be of an appropriate scale that does not create an overbearing frontage when viewed in relation to the row of surrounding dwellings at the rear. The extension would be set down approx. 0.9m from the existing roof ridge therefore presenting a form of subservience to the host dwelling and would not present an addition which could be viewed as out of character for this area.

The single storey rear and side extension, although proposed at a projection at 5.6m from the original rear elevation, is not considered disproportionate as a whole given the dwelling hosts a substantially sized garden to the rear therefore not eroding a large span of garden space. The extension has been designed to respect the visual scale of the host dwelling and match the form and scale of surrounding rear extensions. The front elevation of the side extension would be set back approx. 4.1m from the front elevation and project 1.8m from the side elevation therefore set back a sufficient distance to not be overly prominent to the front elevation. It is noted many dwellings along Oulder Hill Drive host side extensions, many of which sit flush with the front elevation therefore the impact of a side extension set 4.1m back is not considered to cause any additional visual harm given extensions already in place

Window proportions would match those on the existing whilst incorporating velux roof lights to the roof of the single storey extension also matching the proportions of those on the existing.

The material palette of both the two-storey and single storey extensions would match the existing materials on the host dwelling to be in keeping with the overall visual appearance and retain the character of the wider street scene.

The application of replacement white render to the existing first floor, constructed in white render, is considered acceptable and in keeping with the theme of the appearance of the host dwelling and those wider.

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

Residential amenity is considered under the SPD and Policy DM1 of the Core Strategy. The SPD sets out minimum space standards under Section 4 to ensure any new residential development impact is kept to a minimum for the protection of neighbour amenity.

Whilst the SPD does not explicitly set out guidance for side extensions to a dwelling, paragraph 5.1 states extensions “should be designed to be in keeping with the host property and generally should be subservient to it”.

Additionally, paragraph 5.1 sets out guidance for single storey rear extensions to which it 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, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.”

Furthermore, paragraph 5.6 sets out maximum standards for projection limits of single storey extensions:

- For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
- For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

Measured along the common boundaries, the rear extension is proposed to project 3m from the rear elevation of the adjoining property, 20 Oulder Hill Drive and 2.6m from the rear elevation of the detached adjacent property, 16 Oulder Hill Drive and is therefore acceptable in this regard.

Paragraph 5.9 sets out projection standards for two-storey rear extensions to which it states “planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)”. Given the adjoining property currently hosts a two-storey outrigger which the two-storey extension is proposed to match in scale and projection, the application would therefore comply with paragraph 5.9.

It is noted the proposed window on the south side elevation of the side extension hosting the garden room would directly face the north side elevation of the adjacent property however, the positioning of the window (1.9m above ground level) and the high partition fence which sits along the common boundary is considered to pose a degree of screening, along with a window above average height positioning, which would lessen any potential overlooking impact therefore acceptable

All internal rooms of the original dwelling and those in the extension are to receive adequate light and outlook post-development. Furthermore, sufficient garden space for the enjoyment of the occupiers is to be retained.

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

Post development, the site would retain a substantial driveway to the side and front of the dwelling for a minimum of two designated car parking spaces therefore in accordance with Appendix 5 Scheduled Car Parking Standards in the Adopted Core Strategy.

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:-

- EX.00 LOCATION PLAN
- PL.00 PROPOSED SITE PLAN
- PL.01 PROPOSED PLANS / ELEVATIONS

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 adopted Rochdale Core Strategy, the saved Rochdale Unitary 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 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	19.05.2023	Signed: CP
Authorisation	30.05.2023	Signed: TH

Report Author Chelsea Petrillo