

Application Number:	22/01544/HOUS
Location:	2 Benmore Close, Heywood, OL10 3RG
Proposal:	Two storey side extension following demolition of existing garage
Applicant:	Mrs Gemma Warwick
Case Officer:	Bob Melling
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 site relates to no. 2 Benmore Close, an end of terrace property which is located in Heywood and situated within the Defined Urban Area. The area is residential in nature and the street scene along Benmore Close consists of three groups of terraced properties.

The application property faces a grassed area and there are further grassed areas along Benmore Close. To the south of the application property is a large parcel of open recreational space. The absence of built development on such areas gives the immediate context a relatively spacious and open green character.

Description of Proposal

Permission is sought for a two storey side extension following the demolition of the existing attached timber garage.

The extension would project 3.8m from the existing side elevation and extend the full length of the existing dwelling at the ground floor and be set back 0.44m from the front wall at the first floor. The ridge would be lower than that of the original dwelling.

Internally the extension provides annex accommodation and includes a kitchen, lounge and WC to the ground floor, with a bedroom and ensuite to the first floor.

Fenestration for the development is proposed as a double window (ground floor) and a double window (first floor) to the front elevation to serve a kitchen and a bedroom, a single window (first floor) to the side elevation to serve a landing, a single window (first floor) to the rear elevation to serve an ensuite and a set of glazed patio doors (ground floor) to the rear elevation to serve a lounge.

The proposed extension is constructed using matching brickwork and roof tiles.

The development also proposes to excavate the existing raised concrete platform to the front of the attached garage. The plans indicate that a new section of retaining wall would be installed in place of the existing access gates. The section of wall would stand 0.6m above the pavement level and 1.45m above the garden level. It would match the existing retaining wall and create a level front garden.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

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

Following concerns raised by the Officer regarding both the design of the extension and that the proposal could allow for a new dwelling to be provided in its own right, amendments were made to remove the additional front door and to set back the proposed front wall of the extension at the first floor.

Assessment

Principle of Development

The proposal is for annex accommodation and therefore is ancillary residential accommodation. The proposal comprises modest additional accommodation consisting of an open plan kitchen/living area, a small WC and a bedroom with ensuite which is accessed through the main dwelling. Other facilities will be shared with the host dwelling including access and outdoor amenity space. The principle of the proposal as annex accommodation is therefore accepted.

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. The SPD states that extensions and alterations to existing properties should be carefully designed to be in keeping with the host property and should generally remain subservient to it.

Paragraph 5.14 of the SPD explains that side extensions to dwellings on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the highway. Given the curvature of the road, the absence of a strong building line and the open recreational space to the southeast of the application property, it is not considered that the extension would unduly harm the soft edge to the built environment and the spacious green character of the estate.

The two storey side extension is considered to be of an appropriate scale that does not create an overbearing frontage when viewed in relation to the row of terraces. The extension would be set back 0.44m at the first floor from the front wall of the existing dwelling and the proposed ridgeline would be set down from the existing. This would ensure that the extension appears subservient to the host dwelling.

It should be noted that the existing attached timber garage with corrugated sheeting to the roof is considered to detract from the overall character of the property. The proposed development would replace the existing garage and is considered an improvement to the visual amenity of the dwelling.

The proposed use of matching brickwork and roof tiles is considered to be in keeping with the design language of the host dwelling and would be acceptable.

The development proposes to excavate the existing raised concrete platform to the front of the attached garage. The plans indicate that a new section of retaining wall would be installed in place of the existing access gates. The section of wall would

stand 0.6m above the pavement level and 1.45m above the garden level. It would match the existing retaining wall and create a level front garden. Overall, it is considered to be an acceptable addition that would not have a detrimental impact upon the visual amenity of the host dwelling.

Paragraph 3.12 of the SPD states “residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets.” The development would not impact the existing bin storage arrangements to the front of the property and whilst the bins are somewhat visible from the highway, they are not considered to dominate the street scene given the slight fall in ground level towards the property and the existing boundary treatment/vegetation to the front.

In light of the above assessment, the proposal would not have a detrimental impact on the host dwelling, the adjoining terrace and the spacious character and appearance of the immediate area. It therefore adheres to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Amenity: DM1 and SPD

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:

- I. 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- II. 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
- III. 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The proposed fenestration to the front elevation measures approximately 76m to the facing dwelling of no. 20a Heys Lane. To the side, the application property does not directly face any residential dwellings and to the rear, the nearest dwelling is some 40m to the east.

Given the substantial separation distances outlined above, the extension is not considered to substantially overlook, have an overbearing impact upon or result in a substantial loss of light to the occupants of nearby dwellings.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

It is therefore considered that the extensions accord with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Paragraph 111 of the NPPF states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Whilst the failure to provide any off street parking is not ideal, it is acknowledged that the existing property does not benefit from any off street parking provision. Further to this, it is accepted that there is sufficient off street parking available on Benmore Close. Therefore, it is considered that the development is unlikely to result in an unacceptable impact upon highway safety, and would be in accordance with paragraph 111 of 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. This permission relates to the following plans:
 - Location Plan.
 - Existing Site Plan. Submitted on 30th January 2023.
 - Proposed Site Plan. Submitted on 30th January 2023.
 - Existing Elevations and Floor Plans. Drg no. 3171 – 01. Submitted on 30th January 2023.
 - Amended Proposed Elevations, Floor Plans and Section Plan. Drg no. 3171 – 02. Submitted on 3rd February 2023.

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 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 policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

4. The annexe hereby permitted shall remain incidental to the dwellinghouse at 2 Benmore Close at all times and shall at no time be subdivided or occupied as a separate or self-contained residential unit without the prior permission of the Local Planning Authority.

Reason: In the interests of residential amenity and access and in compliance with policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	06/02/2023	Signed: BM
Authorisation	06/02/2023	Signed: RC

Report Author Bob Melling