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| <b>Application Number:</b> | 23/00574/HOUS                                                                                                                                                                                                                                                                                        |
| <b>Location:</b>           | 63 Marland Fold Rochdale OL11 4RF                                                                                                                                                                                                                                                                    |
| <b>Proposal:</b>           | Increase in ridge and eaves height to form loft conversion, single storey side extension, balcony to the rear, insertion of rooflights on side elevations, application of render to all elevations and alterations to fenestration and openings – Part Retrospective - Resubmission of 22/00264/HOUS |
| <b>Applicant:</b>          | Mr Nazaket Khan                                                                                                                                                                                                                                                                                      |
| <b>Case Officer:</b>       | Chelsea Petrillo                                                                                                                                                                                                                                                                                     |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>                                                                                                                                                                                                                                                                   |

|                   |                                               |           |
|-------------------|-----------------------------------------------|-----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>No</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>No</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>No</b> |

|                 |                                          |            |
|-----------------|------------------------------------------|------------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>No</b>  |
|                 | <b>Neighbour comments received?</b>      | <b>Yes</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>No</b>  |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

### **Location**

63 Marland Fold is a two-storey detached residence located in a residential area in the Bamford ward of Rochdale. The property faces south-west onto the highway, adjacent to no.61 Marland Fold to the north-west and no.65 Marland Fold to the south-east. The rear boundary of curtilage borders a greenspace corridor. The property benefits from off road parking sited to the front of the dwelling, an attached garage and a large rear garden.

### **Description of Proposal**

Permission is sought for an increase to the ridge height and eaves height to form a loft conversion, a single storey side extension, a balcony to the rear elevation, the insertion of 8no rooflights and alterations to fenestration and door opening.

The proposed single storey side extension would project approx. 2.35m from the side elevation of the host property. It would feature a maximum height of approx. 3.96m and a height to eaves of approx. 2.82m. In addition, the ridge height of the original build would increase by approx. 0.3m and the eaves height would increase by approx. 1.51m.

The previous application, 22/00264/HOUS, permitted the works for the above at no.63. The resubmission application has sought an additional 3no rooflights to the south-east roof slope as well as render to the side and rear elevations as well as the upper floor of the front elevation and artificial stone to the side extension, matching that of the existing façade.

In order to reflect the current situation on site, the application is listed as 'part-retrospective' due to the on-going current work being carried out on-site as approved under the previous application.

### **Relevant History**

22/00264/HOUS Increase in ridge height and wall height to form loft conversion, single storey side extension, balcony to the rear, insertion of roof lights on side elevations and alterations to fenestration and opening  
**Granted April 2022**

### **Township/Member comments**

None Applicable

### **Consultee responses**

#### **Lead Local Flood Authority/Drainage**

05.07.2023 In the previous application, the neighbour had complained that the guttering would be on the boundary and thus 'unmaintainable'. You'll have to discuss this with Applicant and the neighbour and decide whether it is / isn't maintainable.

27.07.2023 There is a clear objection from a neighbour (to the former application) explaining that if the Applicant (also appended) is allowed to put the extension right up to the centreline of the bordering wall, there is no practical method for no. 63 to maintain and repair the roof guttering system except by going onto the neighbouring properties land. The drawings currently show the new extension wall butting right up to the centreline of the dividing boundary wall. Soffits at the top of walls protrude a bit more so the guttering would probably slightly overhang across the boundary.

If you took a walk up Marland Fold (or look at online streeview) you'll see examples of several extensions where there is a gap between the neighbours. In fact, I've also done an extension on my own home and left a 400mm gap between our extension and neighbours for this very purpose.

As I suggested in my email to you of 5th July, the onus is on the Applicant to explain to you how they will maintain and actually construct this extension without trespassing on the neighbours land. A practical option is to leave a gap.

**Officer Response:** *In correspondence with the agent on 07.08.2023, the agent confirmed there would be no changes to the scheme in terms of drainage*

### **Representations**

Letters of representation were sent to surrounding properties. One letter of objection was received.

#### **Objection Letter**

- Overlooking impact from the rear balcony to the rear gardens of surrounding neighbours

**Officer Response** The previous application assessed and approved the proposed balcony of the same scale and location in the previous application therefore given there are no changes to the site or plans, the balcony would

remain acceptable. Any changes are assessed in the 'design' and 'amenity' section of the report.

### **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 19<sup>th</sup> 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 to configure the proposed materials of the extension as render to the full elevations was deemed out of keeping with the existing streetscene. The development initially proposed render to the all four elevations of the existing dwelling as well as the extension however, it was considered necessary to maintain and incorporate the existing material of artificial stone.

### **Assessment**

**Design:** DM1 and P3

Policy P3 of the Rochdale Core Strategy (CS) 2016 outlines 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." 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."

It should be noted the application would remain the same as that previously submitted and approved with reference to the side extension, increase in ridge and eaves height, insertion of roof lights and alteration to fenestration and door opening therefore would remain acceptable by virtue of its overall design in this regard.

The addition of 3no rooflights to the south-west roof slope is considered acceptable and would match the proportions and placement of those already approved.

The new materiality of the extension and existing dwelling is considered acceptable and not considered to compromise the visual amenity of the streetscene where a mixed material palette, including off-white render, is common. The addition of render is deemed acceptable given it is a material widely used along Marland Fold and winder adjacent streets. The proposal seeks to maintain and utilize the existing stone to on the host dwelling therefore is considered to visually respect the existing design.

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**

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

As per the previous application, no additional concerns are raised with regard to residential and occupier amenity and the proposal would remain acceptable in this regard.

With reference to the objection letter, with the balcony being permitted in the previous application, it is only deemed suitable to approve this element of the works given no changes have been made. It is however noted, the previous application attached a condition to the approval of this balcony which states obscure glazed screens are to be attached during construction and shall be retained at all times thereafter in the interest of residential amenity.

The obscure glazing condition attached to the previous decision notice regarding the first floor side windows hosting en-suites and a landing would remain relevant and is reinstated within the decision notice for this application.

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**

The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy. It is a

**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:

- K227 - 10 Location Plan
- K227 - 12 Site Plan: as proposed
- K227 - 02/B Proposed Plans
- K227 - 03/D Proposed 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. 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 and those specified in the email from the agent dated 24.08.2023.

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. 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 hereby permitted the first floor windows on the side elevations of the host property 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.

5. The balcony hereby approved shall not be brought into use until the obscure glazed screens have been constructed in full accordance with the details shown on the approved drawings. The screen shall be retained as such at all times 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 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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 23.08.2023  | Signed: CP     |
| <b>Authorisation</b>    | 30.08.2023  | Signed: TH     |

Report Author Chelsea Petrillo