

Application Number:	22/01480/HOUS
Location:	Meadow View, Whitfield Bottoms, Whitfield Crescent, Newhey, OL16 4LY
Proposal:	Alterations to fenestration comprising of replacement of existing patio doors with a window on the rear elevation and installation of bifold doors on the side elevation.
Applicant:	Mr & Mrs Cooper
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
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:

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

N/A

Summary of comments from neighbours, consultees and Planning Panel

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received. One objection letter was received with the following concerns:

- ☐ Concerns over loss of privacy on the neighbouring property;
- ☐ Concerns over potential future applications for additional fenestration on the host dwelling; and
- ☐ The application property may have had conditions imposed against fenestration on the side elevation.

Officer's Comment

- ☐ Concerns over loss of privacy are addressed under the 'Amenity' heading of the report.
- ☐ No relevant conditions have been identified in the original permission of the host property. Regardless, any conditions removing permitted development rights for certain development would require the submission of a planning application.

Greater Manchester Archaeological Advisory Service (GMAAS)

The GMAAS representative is satisfied the proposed development does not threaten the known or suspected archaeological heritage, therefore no archaeological requirements are necessary.

Conservation & Design

The conservation officer has no comments to make on this application.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
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Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed bi-folding doors do not directly face the front elevation of the adjacent dwelling, Brooklyn, and does not project beyond the existing side elevation of the host dwelling. As such, it is considered the proposed development would not result in unacceptable overlooking impacts to the adjacent property.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and 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 – Dated 01/12/2022
 - Site Plan – Dated 08/11/2022
 - Existing Ground Floor Plan – Drawing No. SK1
 - Proposed Ground Floor Plan – Drawing No. SK2
 - Existing Elevations – Drawing No. SK3
 - Proposed Elevations – Drawing No. SK4

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 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.

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	27/01/2023	Signed: SY
Authorisation	06/02/2023	Signed: RK

Report Author Sam Yuen