

APPLICATION NUMBER: 23/01329/HOUS

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Location:	3 Rookwood Drive, Rochdale, OL11 3PE
Proposal:	First floor side extension, single storey front extension, erection of canopy roof to front elevation and alterations to fenestration on existing front and side elevations
Applicant:	Mr Babar Khan
Case Officer:	Bob Melling
DETERMINATION DATE 13.02.2024	EXT OF TIME
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 relates to no. 3 Rookwood Drive, a two-storey detached dwelling located at the head of a cul-de-sac in Castleton. The subject property faces the highway to the northeast, is adjacent to no. 1 Rookwood Drive to the east and no. 5 Rookwood Drive to the west. The rear boundary of the application site is shared with nos. 33 and 35 Chamber House Drive. The property forms part of a late-1980's residential development of detached houses. They are laid out in a staggered formation along the street and are characterised by a variety of single/two storey front projections resulting in a quite diverse frontage to the cul-de-sac and a lack of uniformity in the building line.

Description of Proposal

Permission is sought for a first floor side extension, a single storey front extension to infill the area to the side of the existing outrigger, the erection of a dual pitched canopy roof above the existing front door and alterations to the existing fenestration, including the replacement of the garage door with a window. Materials for construction are proposed to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

No comments received to date.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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

N/A

Assessment

Design: DM1 and P3

The proposed first floor side extension would be designed with the ridge and eaves height of the extension matching those of the original dwelling. In addition, the extension would be set flush with the front elevation of the original dwelling (excluding the projecting gable feature). The SPD requires extensions to generally

appear subservient to the host property, as such, in most cases, first floor side extensions are required to be set back from the front elevation with a lowered ridge height to denote a degree of subservience and to preserve the design of the original dwelling.

However, in this instance, the effect of the proposed extension being set flush with the front elevation with matching ridge and eaves heights would centre the front gable feature, providing a degree of symmetry to the front elevation. Whilst it is acknowledged that the extension would not be subservient or preserve the design of the original dwelling, the resulting appearance of the dwelling with the proposed extension is not considered to constitute poor design where the front gable would remain the dominant feature.

No concerns are had with the proposed single storey front extension, which would contribute positively to the symmetrical frontage, the front canopy roof, which would be a relatively minor addition, and the alterations to the existing fenestration.

Access to the rear of the property through the eastern side passageway would remain unaffected; therefore refuse bins could continue to be stored to the rear of the property out of public view.

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

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the SPD.

The proposed side elevation would include a first floor window which would directly face the side elevation of no. 5 Rookwood Drive. Given that this window would serve an en-suite bathroom, obscure glazing should be sought through condition.

In terms of occupier amenity, it is acknowledged that 'Bedroom 5' would comprise an internal floor area of 5.71m², which falls short of the minimum space standard set out in the "Technical housing standards – nationally described space standard". However, given that the existing 'Bedroom 1' has a lesser floor area (5.61m²) and width (1.83m), it is considered the proposal would be acceptable on balance.

All habitable rooms would be supplied with an adequate level of natural light and the proposals would retain a suitably sized outdoor amenity space with a functional layout. Therefore, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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 affect the existing parking arrangements, with two off-street parking spaces retained to the front of the dwelling.

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:

- Location Plan
- Existing GA Elevations & Floor Plans. Drg no. (01)001. Rev PL0
- Proposed GA Elevations & Floor Plans. Drg no. (02)001. Rev PL0
- Existing GA Site Plan. Drg no. (03)001. Rev PL2
- Proposed GA Site Plan. Drg no. (04)001. Rev PL1

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. 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 window on the side elevation facing northwest 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.

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	08/02/2024	Signed: BM

Report Author Bob Melling