

Application Number:	23/00679/HOUS
Location:	68 Keepers Drive Rochdale OL12 7RH
Proposal:	Front porch extension, alteration to fenestration on all elevations, insertion of a flight of steps, removal of chimney on front elevation, following demolition of the existing porch
Applicant:	GILL & DAVID WILLIAMS
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

68 Keepers Drive is a detached bungalow corner-plot dwelling located in the Norden ward of Rochdale. The dwellings sits within an estate of similar properties and adjacent to a small patch of vacant land. The dwelling as present features a mixed material palette consisting of redbrick, render and cladding. The wider estate is not consistent in its materiality, many of which have been significantly altered in previous years however, detached bungalow dwellings would remain the dominant dwelling form in this estate.

Description of Proposal

Permission is sought for a pitched roof front porch extension to the existing principal elevation projecting 2m from the south-east elevation. The porch stands 3.4m in overall height measured from the highest ground level and spans 2.1m in length. The base of the porch up to 0.7m is to be constructed in red brick with the rest of the external walls constructed in white render to match the existing appearance of the dwelling. The existing porch is to be demolished prior to implementation of the new works with the existing entrance changed from a single door on the porch to a set of double doors.

Permission is also sought for alteration to fenestration on all elevations as well as the removal of the existing chimney to the south-east roof slope as well as alterations to the existing boundary treatment including the insertion of a set of steps projecting

2.5m from the porch due to the variation of ground levels following removal of the existing steps.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding dwellings. No representations 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

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The front porch is considered to visually respect the existing scale and proportions and not considered to compromise the visual amenity of the parent dwelling following demolition of the existing porch. The pitch of the roof would also match that of the existing roof and the porch would project a sensible distance relative to the width of the existing dwelling as well as demonstrating form of subservience against the existing dwelling by virtue of an approx. 2m set down from the existing ridge. The two vertical windows to either side of the porch as well as the smaller window sited within the gable above the front door are considered relatively contemporary additions however not thought to be detrimental to the existing character.

The porch extension is considered to be sited within a prominent location within the estate however not wholly out of keeping with surrounding dwellings given front porches and front protruding gable elements are common amongst those in the immediate vicinity.

The alterations to fenestration on all elevations are considered acceptable given the proposed scales are consistent throughout the dwelling, with the exception of the front window sited next to the front porch which is not considered to be such an overhaul of the proposed fenestration design.

The insertion of a flight of steps adjacent to the proposed front porch is considered acceptable by virtue of those within the existing plot.

The loss of the chimney is not considered detrimental to both the nature of the existing dwelling nor the character of the wider area given chimneys are not common nor significant elements amongst these dwellings.

Very limited information has been provided with reference to the proposed materials however, plans indicate render to the porch, acceptable by virtue of render to the existing dwelling and both UPVC to the windows and matching roof tiles.

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

The porch does not present any immediate residential amenity concerns given it would not directly face another dwelling and would be sited approx. 15m from the neighbour to the north east, no. 66 Keepers Drive.

The scheme does not propose the insertion of any windows however there is no immediate overriding need to ensure any new openings are Section 4 Space Standards compliant. The change of the existing bathroom window at the rear to a door hosting a utility room is not considered to have any additional amenity concern to the neighbour at the rear by virtue of existing fenestration. Similarly to this, when assessing the impact to the side window along the west elevation at no.66, the impact of an alteration to add a largely-glazed door in place of the demolished porch along the north-east elevation is considered to be largely reduced by virtue of a fence which runs along the common boundary to which the application property is sited on slightly lower ground level therefore a degree of screening is considered to lessen this impact.

The two vertical windows located on either side elevations of the porch are considered to be a sufficient distance away from any existing windows hosted by neighbouring properties. Further to this, these windows are not principal windows to habitable rooms therefore the requirement for these windows to meet specific separation distances would be void in this regard.

Sufficient garden space would be retained post development given development is proposed to the front and the site would retain the significantly large gardens at both the front and rear.

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

As existing, the property hosts three bedrooms, post-development this will be reduced to two therefore given the property is already compliant with Appendix 5 Schedule Car Parking Standards by virtue of a driveway and detached garage to the rear and the existing arrangements would remain unchanged 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
- 23.3133.3A Rev A Existing and Proposed Block Plans
- 23.3133.SC1.1A Rev A Proposed

and the development shall be carried out in complete accordance with the approved drawings.

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 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	11.10.2023	Signed: CP
Authorisation	13.10.2023	Signed: TH

Report Author Chelsea Petrillo