

Application Number:	23/00500/HOUS
Location:	46 Hillside Walk Rochdale OL12 6ED
Proposal:	Single storey side extension following demolition of existing detached garage with the application of render to new elevations. Alterations to existing front porch, extension/resurfacing to existing driveway, boundary treatments including new timber fencing and bin store.
Applicant:	Helen Cobb
Case Officer:	Sam Yuen
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. 46 Hillside Walk, a two-storey detached dwelling located at the end of a cul-de-sac in Healey. The dwelling is adjacent to no. 48 Hillside Walk to the west, adjacent to no. 731 Whitworth Road to the east, adjacent to no. 44 Hillside Walk to the south-east, and faces the highway to the south. To the east, the property abuts a footpath which forms an adopted highway between Hillside Walk and Shawclough Way. The property comprises a detached garage to the east alongside a front driveway.

Description of Proposal

Planning permission is sought for a single-storey side extension which extends approx. 3.28m from the side elevation of the host dwelling, following the demolition of the existing detached garage. It is characterised by a dual-pitched roof and has a ridge height of approx. 4.59m and an eaves to height of approx. 2.76m.

The application also proposes alterations to the flat roof and fenestration of the existing front porch, alongside the addition of a flanking wall with coping stones to top.

Finally, the submitted plans also indicate an extension of the front driveway and a timber boarded bin store to the front elevation of the host dwelling.

The proposed front and side elevation of the amended front porch would be constructed in render, whilst the remaining development would be constructed in materials matching the host dwelling.

Relevant History

78/D05982 - Private Garage and Store Extension - Grant subject to conditions

93/D29081 - Single Storey Side Extension to Dwellinghouse - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The application proposes changes to the parking arrangements which are acceptable. The application also proposes alterations to the existing vehicle access crossing and a notice to the Council as Highway Authority is included. Highways would ask that the approved access crossing is in place prior to the new driveway being brought into use.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions.

Lead Local Flood Authority/Drainage

The applicant seeks to reduce the grassed area at the front with block paving. The submitted proposed plans indicate “concrete block paving to form additional drive/car parking area - surface to be permeable where possible dependant on ground conditions”.

There are several ways to provide a permeable driveway and the best are:

- ☐ Directing water from an impermeable surface to a rain garden, or grass, or soakaway.
- ☐ Using permeable block paving, permeable resin driveway, porous asphalt or porous concrete with permeable sub-base.

A permeable (porous) pavement allows rainwater to drain through the gaps or pores in the paving and into the voids within the sub-base (approx. 30%) where water is temporarily stored until it gradually soaks into the sub-soil.

The sub-base for any permeable drive must use open graded gravels {MOT/ DOT Type 3} with reduced amount of fines (nearly zero fines); when compacted, the gravel sub-base retains 30% voids, which provides storage of infiltrated water before soaking into the soils.

For a single household driveway, infiltration testing is not necessary; by using open graded sub-base there is rainwater storage within the 30% voids, meaning that runoff from the driveway is significantly reduced, regardless of permeability of the underlying soil.

Although permeable paving works well for soils with permeability better than 1×10^{-6} m/s, it can also work for soil permeability's between 1×10^{-8} and 1×10^{-6} m/s because the voids in the sub-base act as attenuation storage.

The Drainage Officer raises no objection to this application, but requests planning conditions for the submission of construction details for the proposed driveway.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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

N/A

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Paragraph 134 seeks to encourage *“innovative designs which... help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed side extension is of a single-storey form which would appear subservient to the host dwelling. The use of a matching dual-pitched roof form would also be in keeping and raises no concerns.
- ☐ Dwellings along the building line are characterised by somewhat irregular built forms, massing and materiality. The proposal seeks to apply render to the existing front porch, extend the existing flat roof form and introduce a flanking wall to its side elevation. Whilst it is noted this alteration may appear incongruous against the adjoining properties, given the mixed street scene, and the existing distorted proportions of the host dwelling by virtue of the first-floor front window, and owing to the fact that the extension would replace the unsympathetic existing garage, it is considered the proposed development would not result in adverse visual harm to the character of the host dwelling and wider street scene.
- ☐ Notwithstanding the proposed use of render, the suitability of which can be achieved via condition, the remaining proposed materials would match the host dwelling, and would be designed appropriately for this context.

- ☐ The submitted plans indicate a timber boarded bin store to be stored to the front of the host dwelling, screened away from view which would be acceptable.
- ☐ 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 adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ The proposed side extension does not project beyond the existing front and rear elevation of the host dwelling. The projection of the proposed front porch would also not extend beyond the current projection. As such, it is considered the proposed development would not result in significant amenity impacts to neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal seeks to increase the number of off-street parking spaces to three by means of a driveway extension. This would accord with the maximum standard for car parking provision as stated in Appendix 5.
- ☐ The submitted plans indicate the proposed driveway surface would be “permeable where possible dependant on ground conditions.” Permeable driveways do not require planning permission and as such, it would not be necessary to condition details.
- ☐ 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. The permission relates to the following plans:

② Location Plan, Existing Site Plan, Floor Plans and Elevations – Drawing No. C413-01-A dated 03/2023

② Proposed Site Plan, Floor Plans and Elevations – Drawing No. C413-02-A dated 05/2023

3

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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The development hereby approved shall not be occupied until such time as the bin store as shown on the approved proposed plan ref. C413-02-A, received 05/06/2023, has been constructed in complete accordance with the approved plans and made available for use. The approved refuse store shall be retained and maintained as such thereafter.

Reason: In the interest of the character and appearance of the street scene and in accordance with Policies P3 and DM1 of the adopted Core Strategy and 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	28/07/2023	Signed: SY
Authorisation	31/07/2023	Signed: RK

