

Application Number:	23/00929/HOUS
Location:	107 Marland Fold Rochdale OL11 4RF
Proposal:	Single storey rear extension including raised terrace, two storey front porch to form an atrium and alterations to fenestration
Applicant:	AZEEM JAVED
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

107 Marland Fold is a large detached L-shape residence located at the head of Marland Fold in the Bamford ward of Rochdale. The property borders Marland Wood to the north and a relatively small patch of vacant land to the rear. The plot slopes downwards towards the rear curtilage to which substantial foliage runs along the boundaries, none of which is protected. The property sits adjacent to 109 Marland Fold to the south and 105 Marland Fold to the west. The property itself is constructed in red brick with stone work to the front elevation.

Description of Proposal

Permission is sought for a single storey flat roof rear extension projecting 5m from the rear elevation together with a 2.5m terrace running from the rear elevation of the extension and surpassing the north side elevation by 4m. The rear extension will be constructed in white render and matching red brick along with 0.9m metal railings to the rear and south side of the terrace and composite timber cladding vertical boards.

Further permission is sought a 2.4m wide two-storey, white rendered atrium to the front elevation constructed with large bespoke glazing and a pitched roof.

The application also includes the insertion of 1no triangular window within the existing front gable along with the insertion of 2no windows to the south side ground floor elevation.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The only Highways consideration for this application is parking provision.

The creation of a utility room within the existing garage would mean that it could no longer accommodate a car so some parking provision would be lost. However, as there appears to be adequate parking within the application site on the existing driveways this meets Council standards for the size of the extended dwelling therefore highways raise no objection.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

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

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

Representations

Letters of notification were sent to surrounding properties. No public 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

The initial application proposed a 4m wide two-storey side extension however, it was considered the side extension had been designed disproportionately in relation to the existing dwelling therefore after a period of correspondence, the side extension was omitted from the scheme.

Assessment

Design: DM1 and P3

Policy DM1 of the adopted Core Strategy requires new development to be of high quality design and take the opportunity to enhance the quality of the area.

The proposal is considered relatively flamboyant in its approach. Nonetheless, the proposal is considered to be compatible with the existing dwelling and would demonstrate good design principles. Both the rear and front extensions would be largely out of view from public vantage points and concealed by the presence of the existing dwelling therefore not considered to greatly impact upon the street scene.

The terrace to the rear is not considered to compromise the nature of the overall dwelling and is acceptable on the basis that rear terraces' of an acceptable design are common household additions which allows occupiers to take advantage of surrounding viewpoints

The material palette of the scheme is considered, on balance, an acceptable approach. Whilst a white render to the atrium may appear somewhat incongruous, aforementioned above, the front extension will be out of view from public viewpoints.

Further to this, Marland Fold comprises a relatively mixed street scene in terms of facing materials where render is common as an existing material therefore to add render to this existing dwelling is considered acceptable on this basis. . The white render and clad composite vertical boards to the rear extension are considered acceptable.

The insertion of the 2no ground floor windows to the south side elevation are to match the proportions and materials of those on the existing side elevation. The small triangular window to the front facing gable is considered at odds but again, not wholly acceptable by virtue of a mixed street scene.

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

Residential amenity is considered under paragraph 5.6 of the SPD which sets out the following maximum standard for single storey rear extensions;

- ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*

The rear extension is proposed to project 5m from the rear elevation of the adjacent property. It is noted that whilst the ground floor of the adjacent property is located on the same ground level as that at no.109, no.107 features an additional storey below the ground floor due to sloped ground levels therefore the rear garden of the adjacent property is on significantly lower ground level that that at no.109.

Following a site visit to assess the impact of a 5m extension from the rear garden of the adjacent occupiers, with reference to the fall back which can be carried out under the occupiers Permitted Development rights, the additional 1m over and above what guidance permits is not considered to be significantly more harmful than a 4m extension in terms of posing an overbearing impact. Further to this, the extension has been constructed with no windows to the side elevation therefore is not considered to present any overlooking to the rear garden of no.107.

With reference to the rear terrace, this could present potential for a harmful degree of overlooking when in use. However it would appear unlikely that the area of the terrace closest to the boundary will be used intensely, due to its overall width, and therefore it is considered that the likely degree of overlooking from the closest part of the terrace would be limited. As previously mentioned above, substantial vegetation

runs along the boundary which provides a degree of screening between the two properties. As there is not assumed to be any changes to these trees and shrubs the proposal is considered, on balance, acceptable in this regard.

The insertion of 2no ground floor windows to the south side elevation present no immediate amenity concerns given they are both in compliance with section 4 space standards of the SPD and would face onto a blank elevation with the only window on the ground floor side elevation of the adjacent property at no.107 being a small obscurely glazed window.

The scheme is not considered to present any amenity concerns to the adjacent dwelling to the west, 105 Marland Fold.

All habitable rooms are to receive adequate light and outlook and a sufficiently sized rear garden is to be retained for the enjoyment of the 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

Post-development, the plot will retain sufficient parking space sufficient for a two spaces therefore remains in accordance with Appendix 5 of the Core Strategy.

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:-
 - 23.3086.5B Existing and Proposed Block Plan
 - 23.3086.SC1.1C Proposed Ground Floor Plan
 - 23.3086.SC1.2C Proposed First Floor Plan
 - 23.3086.SC1.4C Proposed Side Elevations
 - 23.3086.SC1.3B Proposed Front and Rear Elevationsand 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 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, except as otherwise indicated in the application and approved plans.

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	06.12.2023	Signed: CP
Authorisation	14.12.2023	Signed: TH

Report Author Chelsea Petrillo