

Application Number:	23/00511/HOUS
Location:	Bee House, Buckley Hill Lane, Milnrow, Rochdale, OL16 4BU
Proposal:	First floor extension and the addition of a balcony with glass balustrade to the side elevation with the application of render to match existing.
Applicant:	Mr Zulf Ali
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)
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

N/A

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)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed first-floor extension does not directly face any habitable room windows. Moreover, the proposed balcony is sited approx. 12.8m from the side curtilage boundary of adjacent Green Acre to the north-west and approx. 26.8m from the front curtilage boundary of adjacent Maple House to the south-east. As such, it is considered the proposal would not result in undue overlooking harm to neighbouring occupiers.

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:

- Existing Location Plan and Site Plan – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2000 Rev. A dated 05/2023
- Proposed Location Plan and Site Plan – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2001 Rev. A dated 05/2023
- Existing Ground Floor Plan – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2005 Rev. B dated 05/2023
- Existing First Floor Plan – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2006 Rev. B dated 05/2023
- Proposed Ground Floor Plan – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2020 Rev. C dated 05/2023
- Proposed First Floor Plan – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2021 Rev. D dated 05/2023
- Existing East and South Elevations – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2010 Rev. B dated 05/2023
- Existing West and North Elevations – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2011 Rev. B dated 05/2023
- Proposed East and South Elevations – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2025 Rev. B dated 05/2023
- Proposed West and North Elevations – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2026 Rev. C dated 05/2023
- Proposed 3D Views (North) – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2015 Rev. D dated 05/2023
- Proposed 3D Views (East) – Drawing No. BHM-SVA-ZZ-ZZ-DR-A-2016 Rev. D dated 05/2023

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	19/07/2023	Signed: SY
Authorisation	26/07/2023	Signed: RK

Report Author Sam Yuen