

Application Number:	22/01382/HOUS
Location:	42 Lawnswood Rochdale OL11 3HB
Proposal:	Single storey side and rear extension, render to rear and side elevations and additional fenestration on existing side elevations following demolition of existing side conservatory
Applicant:	Mr Kevin Gannon
Case Officer:	Bob Melling
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

This application relates to no. 42 Lawnswood, a detached bungalow situated in a cul-de-sac within a residential area of Castleton. It is L-shaped in design with an adjoining flat roofed garage. The property is built in buff brick with uPVC shiplap cladding over sections of the front elevation above the entrance and lounge window.

The host property belongs to a group of five similarly designed properties situated at the end of the cul-de-sac. Other properties of similar L-shaped design are distributed throughout the street scene interspersed by single-storey and two-storey dwellings with a rectangular footprint of a similar period.

The property joins the highway to the south, with no. 44 Lawnswood adjacent to the east and no.40 Lawnswood adjacent to the west. Due to the curvature of the road, the application property does not directly face another dwelling. The modest rear garden of the application property slopes down to the rear, where the rear boundary adjoins nos. 45 and 47 Ashley Close. The application property faces these properties at a distance of some 47m.

Description of Proposal

Permission is sought for a single storey extension to the side and rear of the host dwelling following the removal of an existing conservatory. The extension would 'fill in' the corner recess to the side of the property and project 4m from the rear elevation of the original build. It would have a maximum height of 3.24m and a height to eaves of 2.75m. The extension would feature a flat roof and two roof lanterns. The extension would be finished in either a white or cream render, with render also applied to small sections of the existing rear and west-facing side elevations.

The submitted plans also indicate the insertion of two windows to the existing side elevation facing no. 40 Lawnswood and the insertion of a door to the existing side elevation facing no. 44 Lawnswood.

Relevant History

92/D28934 Single Storey Extensions To Front And Rear Of Dwelling.
Decision: Grant subject to conditions.

93/D29771 Single Storey Extension To The Front Of Existing Attached Garage Of Dwelling.
Decision: Grant subject to decisions.

Township/Member comments

N/A

Consultee responses

Network Rail
Network Rail has raised no comments.

Representations

Letters of notification were sent to the neighbouring properties, 1 representation was received in support of 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

Following concerns raised by the Officer regarding the application of render to all existing elevations and the location of bedroom 2, the proposals were amended to reduce the application of render and alter the internal layout.

Assessment

Design: DM1 and P3

- ❑ Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“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.”*
- ❑ The application site is a detached bungalow situated in a residential area in Castleton. The immediate street scene is characterised by a consistent architectural design, materiality, massing and scale. The application property belongs to a group of five similarly designed properties situated at the end of the cul-de-sac.
- ❑ The application relates to a single storey side and rear extension. The proposed extension would have a flat roof with two roof lanterns. Whilst the flat roof design would not be coherent with the roof form of the original dwelling, it is noted that the attached garage employs a flat roof and that the proposed flat roof would reflect this and provide an acceptable addition that is subservient to and in keeping with the host dwelling.
- ❑ The proposed extension would replace an existing conservatory which detracts from the overall appearance of the host dwelling. The replacement of the conservatory with the proposed extension would therefore be considered appropriate. Furthermore, the enlargement would not be considered to be unduly harmful to the visual appearance of the dwelling given the limited opportunities for it to be viewed from the surrounding public realm.
- ❑ It is acknowledged that render is not a common characteristic of the design of the bungalows in the immediate street scene. The properties comprise light brown brick with white uPVC cladding. The proposals were amended to limit the application of render to the proposed extension and small sections of the existing rear and west-facing side elevations. Therefore, the application of

white/cream render as proposed is not considered to harm the character of the original dwelling and that of the immediate street scene.

Summary

- ☐ In view of the above assessment, 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

Overshadowing and Overbearing Impact and Privacy

- ☐ DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Paragraph 5.6 of the SPD states 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).”* Furthermore, paragraph 5.7 explains *“If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.”*
- ☐ The proposed extension would project 1.76m beyond the rear elevation of no.44 Lawnswood and approximately 3.27m beyond the rear elevation of no.40 Lawnswood if taken from the conservatory, or 6.42m if taken from the rear wall of the original dwelling.
- ☐ If the above measurement is to be taken from the rear wall of the original dwelling, it is noted that the rear facing windows of no.40 benefit from unobstructed, open aspect views to the north and east and that the proposed enlargement would not impede these views. Therefore, it is considered that the proposed enlargement would not result in unacceptable loss of light or outlook to the neighbouring dwellings.
- ☐ Criterion (iii) of Paragraph 4.1 of the SPD requires, *“10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).”* The plans confirm the insertion of two windows (study and en-suite) to the existing side elevation facing no.40 Lawnswood. Whilst the windows would be sited in close proximity to the side elevation of no.40, they are not considered to result in an undue impact on the neighbouring privacy given the existing solid boundary treatment which would obscure the outlook from the proposed windows. Further to this, the plans confirm that the windows do not serve habitable rooms and therefore any potential impact on privacy would be reduced.

Occupier Amenity

- 2 The plans confirm that all habitable rooms are to be supplied with adequate light and outlook and a suitably sized rear garden with a functional layout is to be retained. It is acknowledged that the study would face towards the common boundary with no.40 at a distance of approximately 0.72m. It is however considered that the room is ancillary in use, and not integral to the overall functioning of the dwelling.

Summary

- 2 In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would accord with policies DM1, the SPD 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. The permission relates to the following plans:
- Existing and Proposed Floor Plans and Elevations. Drg no. 42 LW1. Amended 04.12.22
 - Location Plan and Site Plans. Drg no. 42 LW2.
- 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.

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	20/12/2022	Signed: BM
Authorisation	03/01/2023	Signed: LA

Report Author Bob Melling