APPLICATION NUMBER: 21/00243/HOUS

Application Number:	21/00243/HOUS
Location:	The Headlands Bentmeadows Rochdale OL12 6LF
Proposal:	Two storey front extension, single storey side extension and render to all elevations, following demolition of existing conservatory
Applicant:	TIANNA GRAZIANO
Case Officer:	Majid Mir
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

The application relates to the Headlands, a two storey detached property located in a residential area of Rochdale. The property is set away from the highway with only the rear being visible from Heights Avenue.



Description of Proposal

The application seeks planning permission to construct a two storey front extension and a single storey side extension following demolition of existing conservatory to the front of the property. The application also seeks to render all the elevations in a white render.

Relevant History

95/D32246 Erection of Private Double Garage
Decision: Approved

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and site notice was placed in the vicinity of the site. Two representations were received; one objection and one neutral. The representations are summarised below:

- Access for vehicles used in the construction process.
  Officer comments: Concerns relating to vehicles for construction purposes is not a material consideration.
- Cause loss of daylight and extreme overshadowing due to its large scale.
  Officer comments: Discussed in the amenity section of the report.
- Overlooking – privacy
  Officer comments: Discussed in the amenity section of the report.
- House is over three-hundred years old and therefore the proposed build will have a detrimental effect on the character of the local area.
  Officer comments: Discussed in the design section of the report.
- Overbearing, out of scale and out of character in terms of appearance
  Officer comments: Discussed in the design section of the report.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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): Guidelines and Standards for Residential Development (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The Headlands is substantially screened from the street scene, with access to the property only available from the front. To the front, along Bentmeadows there is an access path. From the Headlands to Bentmeadows there is a distance of approximately 64m. Additionally, the property is screened by mature trees from three sides, with only the rear of the property being visible from Heights Avenue. The proposed extensions would be to the front and side of the property and Heights Avenue is to the rear of the property. The proposed extensions would not be visible from Heights Avenue. It is therefore considered that the proposed extension would not unduly impact on the visual amenity of the street scene.
- The host property appears to be a Victorian era property and is constructed out of brick. It appears to have had work done on it that has substantially changed the character of the property. On the northeast and southeast elevations have a brick finish. The northwest and southwest elevations have a pebbledash render finish. The property already has a flat roof. The property is not of a high standard of design and has very little in the way of redeemable features. Overall, the property is of a poor design quality and character. The proposed two storey extension would add a modern look to the property, with the render and cladding finish of the elevations. The first floor element of the proposal would see a balcony created with the flat roof design of the host property being retained and creating a canopy. The side elements would be solid and would have render finish like the rest of the elevations. Though a flat roof design would be considered of a poor design, it is however noted that it does follow the design character of the host property. The proposed render would replace the pebble dash render of the host property, which is also considered to be of poor design standard. The render to the ground floor element of the front elevation would differ from the existing. However, as noted above, the proposed extension would not be visible from the street scene and would not unduly impact on the visual amenity of the street scene.

- The proposed extension would represent a footprint increase of approximately 39.8% over the existing host property. Considering the scale, design, siting and the plot size, it is considered that the proposal would not represent an addition that it is out of scale.
- Overall, it is considered that the proposal is appropriately designed and would broadly adhere to the design principles of the host property. Furthermore, it is considered that the proposed extension would not adversely impact the character and appearance of the surrounding street scene.
- On balance, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- The proposed porch is considered to not unduly impact on the amenity of any of the neighbouring properties.
- The proposal would include a balcony on the first floor. The neighbouring property would be screened by solid walls on either side of the balcony. The walls on either side of the balcony would prevent unreasonable overlooking the neighbouring properties.
- The Headlands is set further forward than that of no. 29 Heights Avenue. The orientation of the two properties is in opposite directions, with rear elevation of no. 29 facing southwest and the front elevation of The Headlands facing southwest. Therefore, the rear elevation of no. 29 is set 3.3m further forward than the rear elevation of The Headland, and the front elevation of The Headlands is towards the rear element of the rear garden of no. 29. It is noted that if the maximum standards for rear extensions was used, the existing property of The Headlands would project beyond the 30 degree line. However, it is noted The Headlands is set on lower ground than the neighbouring property of no. 29 and is set approximately 5.2m from the shared boundary with no. 29. Additionally, due to the angle of the plot of no. 29 and The Headlands, the proposed two storey extension would be between 7.9m and 15.8m from the shared boundary of no. 29. Additionally, there is landscaping between the two properties that screen the properties from one another. In particular, the landscaping towards the rear of no. 29. Taking in to consideration all of the above, it is considered that the addition of the proposed two storey front extension would not lead to an under loss of light or overshadowing.
- The proposal would accord with the requirements of paragraphs 4.1 of the SPD and therefore it is considered that the proposal would not unduly encroach on the habitable room windows of surrounding occupiers and would not result in an unacceptable loss of privacy of surrounding occupiers.
- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The property would retain off-street parking space that would surpass the maximum parking standard contained within Appendix 5 of the adopted 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:

   - Site location plan
   - Existing floor plans. Drawing no: 20.2331.1
   - Existing elevations. Drawing no: 20.2331.2
   - Existing & proposed block plans. Drawing no: 20.2331.4
   - Scheme 3 proposed ground floor plans. Drawing no: 20.2331.SC3.1A
   - Scheme 3 proposed first floor plan. Drawing no: 20.2331.SC3.2A
   - Scheme 3 proposed basement. Drawing no: 20.2331.SC3.3
   - Scheme 3 proposed front and rear elevations. Drawing no: 20.2331.SC3.5
   - Scheme 1 proposed side elevations. Drawing no: 20.2331.SC3.6
   - Existing topographical survey. Drawing no: 20.2331.3
   - Proposed topographical survey. Drawing no: 20.2331.5

   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. 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.

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	14/05/2021	Signed: MM
Authorisation	14/05/2021	Signed: AT

Report Author Majid Mir