

Application Number:	23/00174/HOUS
Location:	1 Shelfield Lane Rochdale OL11 5YD
Proposal:	Part two, part single storey rear extensions, loft conversion together with Juliet balcony to second floor rear elevation, including alterations to fenestration and application of render to all elevations
Applicant:	MARK HABIB
Case Officer:	Chelsea Petrillo
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

1 Shelfield Lane is a two-storey detached property located in the Norden ward of Rochdale and in a defined urban area. The dwelling benefits from generous front and rear garden space as a result of the site being situated on a substantially large plot, a front porch, a large driveway and a car port to the north side elevation. The dwelling is the first in a row of dwellings along Shelfield Lane which comprise a high degree of uniformity with regards to the overall built form and scale. It is acknowledged many of these detached dwellings have been the subject of development in the early 90s to which facing materials now vary however, the overall original form of the dwellings remains the same. The dwellings feature a staggered siting with each dwelling situated further back than the dwelling to the immediate right.

Description of Proposal

Permission is sought for a part-single and part two-storey extension to the rear elevation with the pitched roof two-storey element projecting 2.6m from the existing rear elevation and the flat roof single storey element projecting 3.1m from the rear elevation of the two-storey extension. Development would also include a loft conversion to which a Juliette balcony is proposed to the second floor of the two storey extension, as well as three additional windows to the existing front and north side elevation and minor alternations to existing fenestration including the replacement of the ground floor window hosting the study to large double doors. The facing materials of both the existing walls and extension external walls are to be

finished in a white render and timber cladding proposed to the external walls of the single storey rear extension.

Relevant History

23/00175/CPL – Certificate of lawfulness for proposed dormer to side elevations.
Decision pending.

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The proposed extension would not appear to affect the existing driveway, parking provision and access into the dwelling remains unchanged.

If approved the development would have no detrimental impact on road safety or highways capacity

The servicing arrangements for the dwelling would remain unchanged.

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

Representations

Letters of notification were sent to surrounding properties. No letters of representation 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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that

planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The application seeks permission to significantly redevelop the rear elevation of the existing dwelling, proposing a substantially large scale and using a vastly alternative material palette not found on the existing material palette of the dwelling but found locally within immediate settings. With regards to the scale of the proposal, it is considered the application may have drawn inspiration from adjacent dwellings to the north, most notably no.9, no.11 and no.13 Shelfield Lane with no.13 hosting a two-storey rear continuation extension projecting approx. 3m from the original rear elevation and no.9 and no.11 both hosting approx. 3m single storey flat roof extensions (no.11 with a shallow hipped roof) spanning the full width of the existing rear elevations.

Similarly to that on no.13 Shelfield Lane, it is not considered a requirement for the two-storey extension to be set down from the existing ridge height is necessary given it will act as a continuation of the existing rear gable roof form therefore the requirement for the extension to be subservient would be minimal given continuation extensions are already found locally within immediate adjacent settings and the street scene. The extension is also proposed to the rear therefore away from any public vantage points. Additionally, the siting of the building is such that it would principally respect the building line on Shelfield Lane. Therefore, the proposed part-two-storey extension would not appear at odds with the surrounding street scene in this regard and would be acceptable.

Whilst an alternative design for flat roof extensions is preferable with reference to the proposed roof form, the proposed single storey extension is not considered to form an incongruous addition to the dwelling with reference to no.9 and no.11 Shelfield Lane. The single storey extension would therefore, on balance, form a satisfactory addition to the dwelling.

The proposed loft conversion on the second floor is considered to form an acceptable addition to the dwelling.

The proposed alterations to fenestration including two additional windows are considered to be acceptable as plans indicate window portions would be consistent throughout the dwelling, all constructed in UPVC.

The material palette would seek to employ a vastly contrasting design vernacular to that of the existing dwelling (currently constructed in red brick) utilizing the addition of a bespoke glaze Juliette balcony and the use of white render and timber cladding to create a contemporary appearance. Whilst the proposed material palette is contrasting in its approach, aforementioned above, many of the adjacent dwellings to the north have been subject to development to which the overall

material palette of the street would now widely vary therefore the addition of render to all external elevations would not appear out-of-keeping to the overall character and appearance of the street scene. It is acknowledged the adjacent single storey extensions are predominantly constructed in matching brick however, given the timber cladding would be to the rear with limited visibility from public viewpoints, it is considered a satisfactory addition to the dwelling. Whilst limited details of the proposed materials have been provided, it is considered that in order to promote a satisfactory standard of design, prior to any above ground works, exact details and specifications of the intended finish are to be submitted to and approved in writing by the LPA.

Subject to the recommended condition, it is considered the proposed extensions and alterations would conform to the existing design vernacular amongst dwellings along Shelfield Lane therefore would constitute a satisfactory standard of design and will not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

The proposed extension would exceed the limits contained within section 5.6, 5.9 and 5.10 of the SPD with an overall projection of 5.8m however, it is considered that the relationship with the adjacent neighbours is acceptable with reference to the siting of the dwellings.

Aforementioned above, each house along Shelfield Lane, north of the application property, is sited further back than the dwelling to its immediate south. Prior to any development taking place, the rear elevation of the adjacent property at no 3 Shelfield Lane would be sited approx. 7.6m from the rear elevation of the application property.

Post development, this distance would decrease to 1.7m however, still not in exceedance of the adjacent rear elevation. The adjacent property also hosts a rear conservatory constructed along the common boundary therefore the development would result in a very limited impact in this regard. The rear extension would be placed close to two side-facing windows at no 3. Whilst it is unclear whether these windows serve habitable rooms, it is not considered that the extension would result in a significant loss of light or overbearing impact to these windows, bearing in mind that the rearward projection of the two-storey element would be limited to 2.4m, and that the two dwellings are offset, with the side windows positioned at the centre and rear of the side elevation.

The separation distance between the application property and the rear site boundary is approx. 44m. The separation distance between the rear elevation of the application property and the rear elevation of the adjacent dwelling at the rear is 54m therefore no concerns are raised given sufficient distance will be retained. Additionally, high trees run along the rear of the boundary providing sufficient screening between the two properties. In the instance the trees were felled, this is not thought to cause additional amenity concerns given the separation distance is so significant.

It is noted the site of the application property would share boundaries with 2-14 Clay Lane, to which the house to the immediate south of the extension, 8 Clay Lane, is not thought to be negatively impacted by development given it hosts substantial rear garden space, retaining the existing 21m separation distance.

The proposal would see the provision of numerous additional first and second floor windows. All habitable room windows are considered to comply with the minimum distance standards of section 4.1 of the SPD, and no concerns are raised in this regard.

The footprint of the proposed dwelling would increase significantly. Despite this, the existing plot size is generous to the extent that it would retain a suitably sized front and rear garden area following the proposed works.

All habitable rooms are to be supplied with adequate light and outlook in the interest of occupier amenity with much of the principal windows of the bedrooms proposed to the rear where much of the light will be received from the west.

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: DM1 and T2, Appendix 5

The proposal would retain off-street parking for at least 2 vehicles, with additional space in the existing car port. This would exceed the maximum car parking standards contained within appendix 5 of the Core Strategy which permits a 200% parking provision at this location. Further to this, the site lies on a quiet residential road with no through access and it is not considered that the proposal would result in any undue impacts to public or highway safety. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 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:
 - Site Location Plan
 - 22.2973.12 EXISTING AND PROPOSED BLOCK PLANS
 - 22.3014.10 PROPOSED FLOOR PLANS
 - 22.3014.11 PROPOSED ELEVATIONSand the development shall be carried out in complete accordance with the approved drawings.

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. 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.
4. 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	30.03.2023	Signed: CP
Authorisation	12.04.2023	Signed: TH

Report Author Chelsea Petrillo