APPLICATION NUMBER: 21/00200/HOUS

Application Number:	21/00200/HOUS
Location:	Meadowrise Buckley Hill Lane Milnrow OL16 4BU
Proposal:	Front porch, single storey rear extension and render and cladding to external walls
Applicant:	John and Claire Murphy and Russell
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?	**N**

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

Location

The application relates to Meadowrise on Buckley Hill Lane. Meadowrise is a two storey detached property located within a residential area of Rochdale.

Description of Proposal

The applications seeks planning permission to construct a front porch, a single storey rear extension and render and clad all the external walls.

Relevant History

08/D50928 Replace Flat With Pitched Roof And Formation Of Dormers Over Existing Garage.
Decision: Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding neighbouring properties. No representation has been received.

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): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The application proposes to render all the elevations of the property and to replace the stone cladding on the existing property with small coursed, grey slate cladding. The small coursed grey slate cladding and white render will also be on the proposed porch. The render to the property would differ in colour, material and texture to the existing red brick finish. However, it is noted that a few of the neighbouring properties have some render or cladding to the front. It is noted that there is no standard single design language that the neighbouring properties follow. The properties vary in design, colour and use of materials. The properties opposite are constructed out of stone, the neighbouring properties are bungalows of varying design, colour and size, and the other two storey detached properties vary in design language and tone. Additionally, the amount of render proposed to the front would not be substantial. Overall, though the render would not be in keeping with the host property and the majority of the properties in close vicinity, the addition of the

white render would not be overly obtrusive when viewed from the street scene and would be broken up by the cladding.

- The proposed single storey rear extension will have a flat roof and roof lantern. The roof of the proposed extension would differ in design when compared to the host property and those of the neighbouring properties. However, the proposed extension would be screened from the street scene and therefore would have no impact on the street scene.
- The proposed front porch would be an addition that would be in keeping with the host property.
- Overall, the proposed single storey rear extension and the front porch would be subservient additions to the host property.
- On balance, 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

- The proposed extension will project out from the rear elevation of the host property by 3m. The proposed extension would be approximately set in from the shared boundary with the Ashes by approximately 5.6m and approximately 6.3m in from the shared boundary with Stormont. The proposed extension would be sufficiently set in from the side to not project beyond the 45 degree line as per the guidance set out in the SPD. Additionally, the Ashes already has rear extension close to the boundary which projects beyond the rear elevation of the proposed single storey rear extension.
- The application proposes to include a window in the side elevation of the proposed extension that faces towards the Ashes. The single storey rear extension of the Ashes and the boundary treatment between the two properties would sufficiently screen the properties from one another.
- It is considered that the proposed front porch would not unduly impact on the amenity of any of the neighbouring properties.
- All habitable rooms in the property would retain sufficient access to light and outlook.
- The property would retain sufficient open recreational space.
- 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

- The proposal would not impact on the supply of off-street parking available at the property, and therefore it would retain off-street parking space for at least two vehicles.
- 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:

   - Location plan. Drawing no: BHL-SVA-ZZ-ZZ-DR-A-2000
   - Existing and proposed site plans. Drawing no: BHL-SVA-ZZ-ZZ-DR-A-2001
   - Existing Plans. Drawing no: BHL-SVA-ZZ-ZZ-DR-A-2005
   - Existing Elevations. Drawing no: BHL-SVA-ZZ-ZZ-DR-A-2010
   - Proposed Plans. Drawing no: BHL-SVA-ZZ-ZZ-DR-A-2015
   - Proposed Elevations. Drawing no: BHL-SVA-ZZ-ZZ-DR-A-2020

   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 development shall be carried out in full accordance with the details of external materials and colour as indicated on the plans BHL-SVA-ZZ-ZZ-DR-A-2015 and BHL-SVA-ZZ-ZZ-DR-A-2020 hereby approved and retained as such thereafter.

   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	22/03/21	Signed: MM
Authorisation	1/04/2021	Signed: KN

Report Author Majid Mir