

Application Number:	23/00858/HOUS
Location:	107 Bolton Road, Rochdale, OL11 3LP
Proposal:	Single storey side extension
Applicant:	SIDRA K
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?	N

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

Location

This application refers to no. 107 Bolton Road, a two-storey, semi-detached dwelling fronting Bolton Road in Rochdale. The dwelling faces the highway to the north, is adjoined to no. 105 Bolton Road to the east and is adjacent to no. 109 Bolton Road to the west. The rear boundary of the curtilage borders the rear garden of no. 10 Crescent Road to the south, whilst the front elevation of the dwelling faces the Marland Filling Station to the north. The dwelling is constructed in white render and concrete roof tiles with brickwork detailing to the front elevation including quoins. The dwelling benefits from two off-street parking spaces to the front and a single-storey extension to the rear. In its immediate locality, the building line along the host dwelling is characterised by a row of semi-detached dwellings.

Description of Proposal

Permission is sought for a single-storey side extension which projects 1.08m from the side elevation of the host dwelling. The proposed extension would join the existing single-storey rear extension to form a wraparound extension. It is characterised by a mono-pitched roof with a maximum height of 3.4m and a height to eaves of 2.87m. The front elevation of the proposed side extension features a void which would be used to store refuse bins. The proposals would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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

N/A

Assessment

Design: DM1 and P3

Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

The proposed single-storey side extension is of a single-storey form which would appear subservient to the host dwelling. The use of a roof form to match the existing single-storey rear extension would also be in keeping.

As it stands, the host dwelling features a mix of materiality, including the use of brick, and white render. The proposed walls would match the render of the side elevation wall of the existing dwelling and would be designed appropriately in this context.

The proposed side extension would sever space for refuse bins to be stored out of public view. However, it is noted the locations of refuse bin storage in the immediate vicinity are not consistent and vary between the front, side and rear of dwellings. The front elevation of the proposed side extension features a void where refuse bins can be suitably stored. Whilst this space would not be sufficient for the storage of all the bins, the set back of the extension from the front elevation would enable storage of the remaining bins along the side elevation. On this basis, on balance, it is considered that the proposed bin storage arrangements to the side of the host dwelling would not result in adverse harm to the appearance of the surrounding area.

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

Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they “*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*”

The proposed single-storey side extension would not include any fenestration and, on this basis, no concerns are had regarding loss of privacy for neighbouring dwellings.

The extension would face the side elevation of no. 109 Bolton Road, which includes a landing window at first floor level. Furthermore, it would not project more than 3m beyond the neighbouring rear elevation. Therefore, it is not considered to result in an overbearing impact or undue loss of light for the neighbouring property.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

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.

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. Drg no. 1370-01
- Existing & Proposed Drawings. Drg no. 121370-01. Rev A

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 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	27/10/2023	Signed: BM
Authorisation	13/11/23	Signed: ML

Report Author Bob Melling