

APPLICATION NUMBER: 24/00325/HOUS

Application Number:	24/00325/HOUS
Location:	4 Newhey Road, Milnrow, Rochdale, OL16 4JD
Proposal:	Single-storey rear extension including formation of landing with new steps/balustrade and front porch extension
Applicant:	Joe & Leanne Stolloff & Lincoln
Case Officer:	Sam Yuen
DETERMINATION DATE 25.06.2024	EXT OF TIME 28.06.24
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

Location

The application relates to no. 4 Newhey Road, a two-storey terraced dwelling located in Milnrow. The dwelling is adjoined by no. 2 Newhey Road to the north-west, adjoined by no. 6 Newhey Road to the south-east, and faces the highway to the north-east. The rear curtilage boundary backs onto an unadopted access road to the south-west. The property is adjacent to the Butterworth Hall Conservation Area to the east.

Description of Proposal

Planning permission is sought for a single-storey rear extension which project 2.3m from the rear elevation of the dwelling. It is characterised by a lean-to roof form and has ridge height of 4.35m and a height to eaves of 3.63m. A 1m-high raised terrace is proposed to project an additional 1.6m rearwards and is bounded glass balustrades with steps leading into the rear curtilage space.

The proposal also seeks to construct a front porch extension which projects 2.2m from the front elevation of the dwelling. It is characterised by a lean-to roof form and features a front gable above the entrance.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Conservation and Design

It is in the Conservation Officer's view that the proposal would not materially affect the conservation area. It is outside the conservation area boundary and is minor in nature. It is also noted that the neighbouring property has a porch.

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following concerns:

- ☐ The proposal may result in a skip on the main road and/or rear access road which would cause difficulty in manoeuvre/access;
- ☐ The safety impacts on pedestrians;
- ☐ The proposal would affect the birds habitats in the tree sited in the rear curtilage;
- ☐ The property comprises an unauthorised extension of its rear garden.

Officer's Comments:

- ☐ Any placement of skips on the highway would require a permit and compliance with relevant conditions under The Highways Act. Issues relating to potential obstructions should be reported to the Highways team.
- ☐ The tree in question is sited at the rear boundary of the curtilage, away from the proposed rear extension. The Council is therefore satisfied the proposed extension would not cause harm to the tree and associated habitats.
- ☐ The unauthorised curtilage extension has been noted by the Planning Enforcement team, and would be dealt separately to this planning application.

Policy

National

National Planning Policy Framework (NPPF)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-S1: Sustainable Development

Policy JP-P1: Sustainable Places

Policy JP-P2: Heritage

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:

P2 Protecting and Enhancing Character, Landscape and Heritage

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

- ☐ Achieving good design is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 proposal comprises a front porch extension with a part-lean to, part-front gable roof form. Whilst front porches are not original features of terraced properties in the locality, the adjoining building line is set back 5m from the adjacent set of terraced properties to the north-west. Given this relationship, the proposed porch would not appear overly obtrusive and prominent on the street scene and would be acceptable in this context.
- ☐ The Council had sought amendments for a more complementary lean-to roof form which was rejected by the applicant. Notwithstanding, the current proposed roof forms are not considered to be unduly harmful to the appearance of the dwelling and would be acceptable on balance.
- ☐ No concerns are had with the single-storey rear extension, the built form and lean-to roof form of which constitutes satisfactory standards of design.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE, and the NPPF.

Heritage: P2

- ☐ Regard has been had to Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy P2 of the adopted Core Strategy and the NPPF in respect of the impact on the Butterworth Hall Conservation Area. The proposal sits outside of the Conservation Area boundary and the proposed works that would be visible from the Conservation Area, namely the front porch, is minor in nature. As such, the proposal is considered to have a neutral impact on the significance of the Conservation Area. This is reflected in the comments received from the Council's Conservation Officer.
- ☐ The design of the proposal is therefore acceptable in accordance with Policies P2 of the adopted Rochdale Core Strategy, the PfE, and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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."*
- ☐ Taking into account of Section 5.6 of the SPD, the proposed rear extension and front porch complies with the maximum space standards and would not result in significant amenity impacts to the adjoining habitable room windows.
- ☐ It is noted the proposed raised terrace would be sited 1m above ground and would result in some levels of overlooking into the adjoining rear amenity space. However, the terrace would serve as means of access to the rear curtilage space, thus the occupants are not expected to remain on the

platform for prolonged periods of time. On this basis, the amenity impacts of the raised terrace would be acceptable.

- ② The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient 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.
- ② 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

- ② The proposed development would not impact on the provision of parking spaces for the host property and is 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 – received 01/05/2024
 - Existing and Proposed Site Plan – Drawing No. 24.3282.2 received 04/04/2024
 - Existing and Proposed Floor Plans and Elevations – Drawing No. 24.3282.1 received 04/04/2024
 - Proposed Floor Plans – Drawing No. 24.3282.SC1.1D received 15/05/2024
 - Proposed Elevations – Drawing No. 24.3282.SC1.2B received 29/04/2024

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, the adopted Places for Everyone Joint Development Plan, 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, the adopted Places for Everyone Joint Development Plan, 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	24/06/2024	Signed: SY
Authorisation	27.06.24	Signed: LA

Report Author Sam Yuen