

Application Number:	22/01491/HOUS
Location:	11 Hawthorn Road Rochdale OL11 5JG
Proposal:	Single-storey rear extension, rear dormer, excavation of garden along with boundary fence at rear, insertion of windows to side elevations, render and 2no rooflights to front elevation, following demolition of existing rear conservatory - Retrospective
Applicant:	Mr & Mrs Saqib Khawaja
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?	Y

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

Location

The application relates to 11 Hawthorn Road, a two-storey detached dwelling located in the Bamford ward of Rochdale, within the defined urban area. The property is sited within a residential estate that comprises detached dwellings with a high degree of uniformity and a variety of facing materials. The property is situated on a substantially large plot to which it benefits from off-road parking to the front of the dwelling and a single storey side extension including an attached garage. The rear curtilage boundary borders the rear gardens of 60-64 War Office Road.

Description of Proposal

Retrospective planning permission is sought for the addition of a single storey rear extension projecting 4.5m from the existing rear elevation, a rear dormer spanning 9.2m in length, insertion of 3no windows to the side elevations and insertion of 2no roof lights to the front roof elevation, excavation works to the rear garden with the addition of a large grassed area and boundary fence and off-white render to the front elevation (excluding front porch and single storey extension) following demolition of the existing rear conservatory. The excavation has lowered the ground level of the garden, with the addition of retaining panels below the existing boundary fence panels.

With the exclusion of render, proposed materials of the single storey rear extension would match those on the original dwelling. The proposed facing dormer materials would be a dark grey cladding and fenestration would match that on the existing.

Relevant History

02/D40337 SINGLE STOREY SIDE EXTENSION AND REAR CONSERVATORY EXTENSION TO DWELLING
GRANTED WITH CONDITIONS 25.07.2002

18/00052/HOUS PROPOSED TWO STOREY REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION
GRANTED WITH CONDITIONS 06.07.2018

20/00697/ANM APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 18/00052/HOUS FOR DESIGN CHANGES TO REAR EXTENSION INCLUDING INCREASE IN PROJECTION, REDUCTION IN WIDTH, AMENDED ROOF PLAN AND REMOVAL OF DORMERS; AND INTRODUCTION OF HIPPED ROOF TO FRONT EXTENSION
REFUSE 15.07.2020

In accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015, the revised details submitted cannot be considered as a non-material amendment to the existing planning permission. The revisions proposed are considered to be a material change and therefore require the submission of a new planning application. In particular, the amendments to the rear extension would represent material changes to the appearance of the development and would materially alter its impact in comparison to the scheme as previously approved.

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. Two letters of representation were received; one objection letter dated 28.02.2023 and one neutral representation letter dated 09.03.2023. It should be noted the neutral representation was received after the neighbour consultation expiry date however the comments made are acknowledged below.

Objection Letter

- ☐ Neighbours notified post-development

Officer Comment: *The application has been submitted retrospectively*

- ☐ Felling of trees between application property and surrounding properties

- ❑ Rear dormer poses loss of privacy to surrounding neighbours

Officer Comment: *See amenity section of report*

- ❑ Excavation works regarding block pavement not been carried out in accordance with 18/00052/HOUS plans

Officer Comment: *It is acknowledged the current dwelling features a grassed pitch to the rear rather than paved as described in the application. The initial plans proposed the works to the rear would be block paved however, amended plans have been obtained to show the correct material.*

- ❑ Occupier use of rear garden following works carried out

Officer Comment: *Not a planning material consideration*

Neutral Representation

- ❑ Issues raised when building works initially carried out

Officer Comment: *Dormer not built in correlation with approved plans. New application submitted retrospectively*

- ❑ Overlooking impact to neighbouring properties due to size of new dormer

Officer Comment: *See design and amenity section of report*

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
G8	Managing water resources and flood risk
Appendix 5	Schedule of Parking Standards

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

Amendments

It is acknowledged the proposal is retrospective. The application and plans originally referred to the prospective addition of proposed paved slabs to the excavated rear garden, which is not the current situation. Amended plans were submitted to show the actual situation, with the rear garden finished with grass. The description of development has been amended to reflect this, removing mention of paving slabs.

Amendments were also sought for the proposed elevations to show the facing materials of the rear dormer.

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

Section 5 of the SPD sets out guidance for house extensions stating they should be designed to be in keeping with the host property and generally should be subservient to it.

The proposed single storey extension would span the full width of the rear elevation and beyond to form a wrap-around extension at the rear. It is considered the single storey extension has been designed to be in keeping with the existing dwelling as it would utilize a matching materials palette to those on the existing. The lean-to roof would form an acceptable addition given it would match the roof form on the existing single storey wrap around front and side extension. It is considered the overall scale and design of the extension has been constructed to visually respect the built form, massing and character of the existing dwelling. The extension will be located to the rear of the property and as such will have a limited impact on the street scene at this location to which it would form an acceptable addition to the dwellinghouse.

It should be noted dormers are not a collective feature within the street scene and immediate adjacent settings along Bamford Way and Wordsworth Way.

Paragraph 5.16 states "Dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important that they are carefully designed and sited". Paragraph 5.17 of the SPD (2016) sets out guidance for dormer extensions to which the following principles are relevant;

- (i) They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the dwelling;
- (ii) They should be set back from the eaves line;
- (iii) They should be set in from the party/side walls of the house;
- (iv) Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;

Proposed plans indicate the flat roof dormer would be set down 0.2m from the existing ridge height and 0.3m in front the each sides of the roof however not set back from the existing eaves line. The overall scale of the dormer would span close to the full width of the roof occupying a disproportionately large portion of the roof. Whilst a smaller overall scale, an alternative roof style and a set back from the

eaves line would be preferable, it is noted the dormer is sited to the rear and not overly exposed to any public vantage points, with the exception of neighbouring surrounding. Facing materials on the proposed dormer would be constructed from vertical cladding similar in appearance to that on the existing roof of dark grey concrete tiles. It is also noted that timber cladding is in common use at neighbouring dwellings. The dormer is therefore, on balance, considered to be a satisfactory addition as again the rearward siting of the development would have a limited impact on the street scene.

The insertion of windows, two to the east elevation and one to the west elevation, and 2no roof lights to the front elevation (of which are common along various dwellings along Hawthorn Road) are thought to form suitable additions as they would be of a similar appearance to those existing in terms of size, shape and material.

The addition of render to the front elevation would be an acceptable addition. It is noted the front elevation of many dwellings along Hawthorne Road have been the subject of additional cladding and render as a design feature to which the proposed render addition would complement and be in keeping with.

The excavation works and retaining panels carried out to the rear garden of a large grassed area are thought to be an acceptable addition in design terms.

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

Paragraph 5.5 of the SPD states "It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers" to which it requires a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling, not to be in exceedance of a 45 degree angle measured from the above distance drawn along the common boundaries.

Plans indicate a projection of 4.5m for the single storey rear extension. Whilst the projection would fulfil the requirement of that outlined in the SPD, the criterion is met in considering the impact of the extension against the occupants of both adjacent neighbours. In relation to the occupants at 9 and 13 Hawthorn Road, the proposed single storey rear extension will replace the existing conservatory and project no further than this existing feature. Additionally, there is a separation distance that will remain of approximately 37m from the rear of the application property to the rear of the properties situated on War Office Road. Taking this into consideration, the proposed extension is considered acceptable.

Prior to any development taking place, semi-matured trees were sited along the rear curtilage boundary providing a degree of screening between the rear elevation of the application property and those adjacent along War Office Road (60-64). It is acknowledged these trees have been felled, significantly reducing the shielding between the dwellings. Aforementioned above, the dwelling is situated within a

substantially large plot to which the separation distance between the rear elevation of the application property and no.60-64 War Office Road is 37m and the distance between the rear elevation of the application property and the rear curtilage boundary is approx. 28m therefore well in exceedance of Space Standards which requires 21m between directly facing principal windows and 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.

It is acknowledged that whilst the rear dormer would span a significantly large width of the roof, it is not thought to pose any additional overlooking impact to the rear garden of the adjacent properties, no.13 and no.15 Hawthorn Road, given the existing first floor rear windows would already present a degree of overlooking, and therefore being acceptable in terms of residential amenity.

The two proposed roof lights to the front of the property are not considered to impact the residential amenity of surrounding neighbours and are therefore acceptable. The insertion of 3no windows to the side elevations would also be acceptable and accord with Section 4 Space Standards given the two attic room window would not act as principal windows and the additional first floor window would host a bathroom to which it would face a the blank side elevation on 9 Hawthorne Road therefore in accordance with Space Standards and residential amenity.

The rear extension would result in limited natural light to the existing lounge however the extension has been constructed with roof lights to where it is considered the room will receive a degree of natural light. Additionally, it is not considered that the loss of amenity caused to the occupiers is sufficiently detrimental to refuse the application given additional lounge space is sited to the front of the dwelling to which it would receive sufficient natural light.

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 dwelling currently hosts a driveway to the front sufficient for approx. 2 designated car parking spaces with additional off-road parking available in the attached garage therefore in exceedance of Appendix 5 Scheduled Car Parking Standards which requires two spaces per dwelling for 2+ bed houses for dwellings outside town centers. The proposed parking arrangements would therefore remain unchanged post-development and would therefore be acceptable in accordance with policies DM1, T2 and Appendix 5 of the Core Strategy.

Drainage and Flood Risk: G8

The changes to the ground levels to the rear garden have been considered by the Drainage Engineer, who has raised no concerns in terms of surface water management due to the rear garden being finished with grass.

Recommendation: Grant Subject to Conditions

For the avoidance of doubt, the decision relates to the following drawings:-

- REV D Drawing 3 SITE PLAN as proposed (Dated March 2023)
- REV D REAR GARDEN as proposed
- REV D Drawing 5 ATTIC FLOOR PLAN as proposed
- REV D GROUND FLOOR PLAN as proposed
- REV D FIRST FLOOR PLAN as proposed
- REV D Drawing 6 ELEVATIONS as proposed (Dated March 2023)

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	23.03.2023	Signed: CP
Authorisation	31.03.2023	Signed: TH

Report Author Chelsea Petrillo