

APPLICATION NUMBER: 24/00252/HOUS

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Location:	51 Blackstone Edge Old Road, Littleborough, Rochdale, OL15 0JN
Proposal:	Single storey side and front porch extensions with render finish. Conversion of existing garage to habitable room and alterations to fenestration on east side elevation. Alterations to existing boundary treatments including raising of terrace and supporting walls. The addition of new railings, paving, new external steps and extension to driveway following demolition of existing conservatories and chimney
Applicant:	Corinna Fairley
Case Officer:	Sam Yuen
DETERMINATION DATE 23.05.2024	EXT OF TIME 17.07.2024
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 no. 51 Blackstone Edge Old Road, a detached bungalow located in a semi-rural context north east of Littleborough town centre. The dwelling is adjacent to no. 1 Gatehouse, Blackstone Edge Old Road to the south-east and faces the highway to the south. The property is sited on an elevated platform and overlooks open Green Belt land to the north-west and north-east. The property benefits from a basement garage which is accessible via a front driveway.

Description of Proposal

Planning permission is sought for a single-storey side extension which projects 4.73m from the north-east side elevation of the dwelling following the demolition of the existing conservatories and chimney. It is characterised by a dual-pitched roof form and has a ridge height of 4.56m and matching height to eaves.

In addition, a front porch is proposed to project 1.57m from the front elevation of the dwelling which is also characterised by a dual-pitched roof form and has a ridge height of 3.68m and matching height to eaves. The proposed enlargements would be constructed in materials to match the existing dwelling.

The application also seeks to convert the existing basement garage to a playroom/gym and the formation of access steps.

Finally, the proposed plans indicate works to the east-facing elevation fenestration, the replacement of existing boundary treatments and alterations to the front hardstanding and landscaping.

Relevant History

05/D46143 - Conservatory Extension To Side Of Dwelling. - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have no objections to these proposals.

The development as proposed will operate in much the same way that the highway already operates.

Conservation and Design

The Conservation Officer has not made formal representations but has confirmed that by virtue of the siting of the dwelling set back from the adjacent row of terraced dwellings comprising a Grade-II listed building, the proposal would not impact on the significance of the designated heritage asset through its setting and would not require heritage considerations for this application.

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

- ☐ 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 proposed single-storey side extension is set down below the ridge line of the host dwelling which would be subservient. The use of a matching front gable roof would also appear in keeping and raises no concerns.
- ☐ The proposed front porch comprises a gable-fronted roof form and sits on a mixed street scene with no uniformity in built forms and massing. It is also noted numerous neighbouring dwellings comprise front porch extensions. Taking into account of this, and owing to the siting of the host dwelling at an

angle and considerably set back behind the building line, it is considered the proposed front porch would not constitute an overly obtrusive addition to the host dwelling and street scene and would be acceptable on balance.

- ☐ It is noted the proposed works to the driveway would result in the loss of hedging to the front curtilage space. However, substantial residual landscaping would be retained and it is considered this loss would not result in undue visual harm to the character and appearance of the street scene.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context. Details of the proposed boundary treatments can be secured via condition in the interest of visual amenity.
- ☐ 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.

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.”*
- ☐ The host dwelling is sited on a lower level to the adjacent row of dwellings comprising nos. 1, 3, 5, 7, 9 Gatehouse and is screened by substantial boundary shrubbery. The dwelling also does not face any properties to the north. On this basis, the proposed extensions are not considered to result in significant amenity impacts to the neighbouring occupants and would be acceptable.
- ☐ No concerns are had with the amenity impacts of the altered front retaining walls, which would constitute minor works.
- ☐ 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.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal would increase the number of bedrooms from two to three and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy. The proposed plans also indicate the widening of the existing front driveway.

- ❑ Notwithstanding the loss of the existing garage, sufficient off-street parking space for two vehicles would be retained in the extended front driveway.
- ❑ 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. The permission relates to the following plans:

- ❑ Location Plan – Drawing No. 001 Rev. A received 28/03/2024
- ❑ Existing and Proposed Site Plan – Drawing No. 04 Rev. B received 28/03/2024
- ❑ Existing Floor Plans, Elevations and Roof Plan – Drawing No. 02 received 28/03/2024
- ❑ Proposed Floor Plans, Elevations and Roof Plan – Drawing No. 03 Rev. C received 28/03/2024

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 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.

4. Notwithstanding any description of details in the application, no above ground construction works shall take place until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be constructed and retained in accordance with the approved details thereafter.

Reason: In the interests of amenity and in compliance 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	15/07/2024	Signed: SY
Authorisation	17/07/2024	Signed: RK

Report Author Sam Yuen