

Application Number:	23/00015/HOUS
Location:	33-35, Thornham Lane, Rochdale, M24 2RE
Proposal:	Alterations to roof including raising the ridge height together with a first floor rear extension, installation of window to side elevation and application of render to side and rear elevations.
Applicant:	Mr & Mrs David & Karen Davison
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 relates to no. 33-35 Thornham Lane, an early twentieth century, two-storey, terraced dwelling located in the Slattocks area, north of Middleton. The dwelling is served by a public Right of Way which is accessible off Rochdale Road to the west.

The dwelling has a southeast facing orientation, adjoining no. 31 to the southwest and adjacent to no. 37 to the northeast. A small passageway exists between the two properties. The dwelling benefits from a rear garden that abuts an agricultural field. The dwelling itself is sited within Green Belt designated land.

Description of Proposal

Permission is sought for a first floor extension above the existing single storey rear extension and an increase to the existing ridge height of approximately 0.72m. The plans also include the installation of a first floor window to the existing side elevation.

The proposed development would be constructed in render, roof tiles and UPVC window frames to match the existing property.

Township/Member comments

N/A

Consultee responses

Rights of Way Officer

I have considered the proposals under planning application number 23/00015/HOUS and it should not affect any rights of way, the only one in the vicinity runs over Thornham Lane, this is shown as a restricted byway number MidRupp130, it also serves as a vehicle access to properties.

The full length/width should not be obstructed by any materials or machinery at any time.

Highways

The only issue for consideration with this application would be parking provision.

The size of the existing dwelling would require the provision of two off street parking places which is the maximum as outlined in Council parking standards. Very few of the existing properties have on Thornham Lane have off street parking including this application property and they rely on on-street parking which appears to be currently over-subscribed. However taking into account the size of the current dwelling which has existed without off street parking provision an objection to the proposed extension because of the lack of parking provision is likely to be unsustainable.

The servicing of the extended dwelling would remain unchanged.

If approved the application would have no impact on road safety or highway capacity.

In conclusion Highways raise no objection to this application and request no specific planning conditions.

Representations

The application was publicised with a site notice, press notice and neighbor notification letters. No representations were received relating to the proposed development.

History

79/D09003	Extension To Lounge Decision: Grant subject to conditions
94/D30365	Single Storey Rear Extension To Dwelling

Decision: Grant subject to conditions

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/2 Green Belt

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
G4	Protecting Green Belt

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

Amendments

N/A

Assessment

Principle of Development - Green Belt: G4

The application site is allocated as Green Belt under saved Policy G/D/2 of the Rochdale Unitary Development Plan (2006). Policy G/D/2 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough.

Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

Paragraphs 147 and 148 of the NPPF state that, as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not

be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF indicates that "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt", subject to the following exceptions:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) **the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;**
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

In respect of the above policy guidance, Section 5.20 of the of the Council's adopted '*Guidelines and Standards for Residential Development*' (2016) Supplementary Planning Document states that normally, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the guidance goes on to state that the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

The 'original' extent of the application property has been maintained, along with the addition of a subsequent single storey rear extension. The application includes figures to show that the property has an original volume of 454m³. The proposed extensions to the application property will increase the volume by an additional 157m³. This represents an increase of approximately 34% over the original application property's volume. The Case Officer has undertaken his own measurements to ascertain that the figures provided are accurate and calculated a lower volume increase of 28%.

On this basis, the scale of the development complies with the SPD guidance. It is considered that the proposed development meets inappropriate development exemption 'c', which allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The application proposes the erection of a first floor rear extension above the existing single storey rear extension following an increase in the existing ridge height.

The development would create a level ridgeline and would effectively 'infill' the remaining first floor to the rear. Therefore, the design is considered to continue the design language of the host dwelling and would not appear unduly prominent. Additionally the proposed window size, type and placement is considered to generally accord with the existing dwelling. The use of render and tiled roofing is considered appropriate, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

In view of the above assessment, 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 Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed development would not surpass the rear elevation of the adjacent dwelling and is not considered to result in any adverse overshadowing. Further to this, the proposed fenestration does not directly face any residential development to the rear and, whilst the addition of a window to the existing side elevation to serve an

en-suite would be located in close proximity to the side elevation of no. 37, a condition has been applied to ensure that this window is fitted with obscure glazing to be retained thereafter.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure 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: T2

The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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
- Existing & Proposed Block Plans. Drg no. 22.2952.3
- Existing Floor Plans. Drg no. 22.2952.1
- Existing Elevations. Drg no. 22.2952.2
- Proposed Elevations. Drg no. 22.2952.SC2.2
- Proposed Floor Plans. Drg no. 22.2952.SC2.1A

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 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the first floor on the side elevation facing northeast shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance 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	07/03/2023	Signed: BM
Authorisation	13/03/2023	Signed: RC

Report Author Bob Melling