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| <b>Application Number:</b> | 23/00044/HOUS                                                                                                |
| <b>Location:</b>           | 9 Bury And Rochdale Old Road Heywood<br>Rochdale BL9 7TT                                                     |
| <b>Proposal:</b>           | Two storey rear extension and front porch following demolition of existing rear conservatory and front porch |
| <b>Applicant:</b>          | Mr Afaq Choudary                                                                                             |
| <b>Case Officer:</b>       | Chelsea Petrillo                                                                                             |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>                                                                           |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

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

### **Location**

The application relates to 9 Bury and Rochdale Old Road – a two storey detached dwelling located in the Norden ward of Rochdale. The dwelling is of 20<sup>th</sup> century architectural interest. The site is within the defined urban area, adjacent to designated Green Belt land, to the south-east. The plot is of generous size to which it benefits from large front, side and rear garden space as well as a detached garage to the rear. The dwelling sits west of Samuel Court, an apartment building, and east of 7 Bury and Rochdale Old Road. The rear curtilage boundary borders the rear gardens of 5-11 Weythorne Drive.

### **Description of Proposal**

The application is seeking planning permission for the erection of a two storey rear extension projecting 4.5m from the existing rear elevation at both ground and first floor level and span a total width of 8.7m. The extension would be constructed with two large rear facing gables and of matching materials to those on the existing dwellinghouse.

A front porch is also proposed which would project 1.1m from the principal elevation with a total width of 2.3m, a similar size to the existing porch. The porch would also be constructed in matching materials.

## **Relevant History**

**12/56280/HOUS** REPLACEMENT OF FLAT ROOF WITH A HIPPED ROOF  
OVER EXISTING DETACHED GARAGE  
Grant 15.01.2013

## **Township/Member comments**

None Applicable.

## **Consultee responses**

None Applicable.

## **Representations**

Letters of notification were sent to surrounding neighbours. No letters of representation 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 19<sup>th</sup> October 2016. The following policies are relevant:

**P3** Improving Design of New Development  
**DM1** General Development Requirements  
**T2** Improving Accessibility

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

## **Amendments**

It was considered that the initial scheme would constitute poor design to which there would be a large centrally located gable to the rear of the same width of the two storey extension. Additionally, the original space between 9 Bury and Rochdale Old Road and the adjacent dwelling to the rear, 7 Weythorne Drive, would be 18m (original builds) therefore would be below the SPD separation distance for principal windows which requires 21m between those directly facing. It is important to note the house to the rear had previously been refused planning permission on the basis of the harm caused to the occupants of 9 Bury and Rochdale Old Road. However, the 3m proposed rear extension application was overturned at appeal on the basis the windows would not be directly in line and 9 Bury and Rochdale Old Road would maintain a 10.5m distance from the rear curtilage boundary. Therefore given 7 Weythorne Drive currently hosts a 3m rear extension, this would make the distance between both rear elevations now slightly reduced at approx. 15m which is way below the required 21m separation distance.

Amendments were sought to reduce the set down of the gable in order for the extension to appear subservient to the host dwelling. The new scheme proposed two rear gables and a side window to the additional first floor bedroom to which it would act as a principal window. It was also agreed for the two rear windows to be

obscurely glazed in order to comply with SPD separation guidelines, both of which would host bathroom facilities.

Further amendments were sought for the redesign of the proposed front door on the new porch. It was considered the initial design of the front door would erode the traditional style of the existing dwelling which was to be replaced with a more contemporary style approach which would constitute an inappropriate addition to the dwelling therefore the door was redesigned to ensure it would respect the visual appearance of the rest of the dwellinghouse and to retain the existing traditional character.

### **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.

The SPD sets out specific guidance for house extensions. Paragraph 5.1 states they should maintain space standards set out in Section 4 and they should be designed to be in keeping with the host property and generally should be subservient to it. Proposed plans indicate both gables would host a set down from the existing roof ridge of 0.3m therefore suitable as a subservient addition. The roof form of both the front porch and two storey rear extension would be pitched to match the existing and window proportions would also match and line up with those on the existing.

It should be noted the plot is substantially larger than those in the immediate surrounding area therefore although the extension would constitute a 4.5m projection, the cumulative projection of the two storey extension would not be so large it would erode substantial remaining garden space or pose any detriment to the character and visual form of the existing dwelling. The design of the two storey dwelling, on balance, would therefore constitute a satisfactory addition to the dwelling.

The surrounding street scene constitutes a block of flats to the east and a pair of semi-detached dwellings to the west to which a strong building line is not present due to a slight staggered siting of the dwellings, only two of which are of a similar appearance (1-7 Bury and Rochdale Old Road). The proposed front porch is not proposed to exceed the footprint of the one currently in place therefore would not protrude any further than the existing front elevation and feature a scale or massing which would be out of character for the dwellings along Bury and Rochdale Old Road. The front porch would therefore constitute an acceptable addition to dwelling.

The material palette of the proposed extensions would match that on the existing to which the dwelling is currently constructed in red brick to external walls, blue slate and tepco tiles to the roof and white

UPVC to all fenestration. The original house is of an attractive design with white render to roof of the front gable with blue detailing therefore a matching materials condition has been included to ensure the front porch would continue such design specifications

The design of the proposal is therefore, on balance and with amendments, acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

**Amenity: DM1 and SPD**

Paragraph 5.8 of the SPD states “Two storey or first floor rear extensions can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on their enjoyment of their garden area due to the potential oppressiveness of a two-storey wall close to a common boundary” therefore planning permission will not usually be granted for a two storey extension to detached properties that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling.

Aforementioned above, the dwellings along Bury and Rochdale Old Road feature a slightly staggered siting to which the dwelling to the west, no.7, would be set back slightly from the host dwelling therefore the extension would not exceed beyond a 30 degree line drawn 2.4m from the common boundary. Additionally the proposed extension would be set approx. 5m away from the shared boundary further reducing the impact of any overbearing effect. In order to reduce any overlooking impact to the rear garden of 7 Bury and Rochdale Old Road as a result of the addition of a first floor window to the west elevation of the extension, an obscure glazing condition is proposed in relation to this window given it would not be a window to a habitable room. The proposal would therefore be acceptable in terms of neighbour amenity to no.7.

The building to the east is a block of flats to which high trees run along the shared boundary, which screen views to the rear garden of the application property. Additionally, the existing east side elevation of 9 Bury and Rochdale Old Road is set approx. 11m away from the shared boundary with Samuel Court therefore as a result of high trees running along the boundary shielding the view and the proposal being set away a significant amount of the common boundary, the proposal would therefore comply with paragraph 5.8 of the SPD.

With reference to SPD Section 4 Space Standards which requires “21m between directly facing principal windows of habitable rooms, at an upper floor level”, it was deemed appropriate for obscure glazing conditions to be added to the two first floor rear windows of the two storey extension given the distance between the application property and the adjacent property to the rear (7 Weythorne Drive) would not comply with 4.1(i) of the SPD (original build and post development of 7 Weythorne Drive).

The amended layout has the new first-floor rear-facing windows serving a WC and separate shower room, and no habitable rooms. The bedroom in this part of the extension would instead be served by an east side-facing window. It was concluded satisfactory for much of the light and outlook that would be received by the first floor bedroom

to be adequate given the rear elevation of the application property faces north therefore would receive much of the light from the east. It is not considered the proposed bedroom window to the east of the extension would pose any overlooking impact to the side elevation of Samuel Court given the west elevation is blank and trees partly run along the common boundary. This arrangement is considered to be acceptable in terms of outlook for occupants of the bedroom, given that it would mainly face over the rear car park of the adjacent apartment building.

In view of the above assessment, 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**

The plans do not indicate any additional bedrooms as a result of the development taking place therefore the proposed parking arrangements are 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;
  - FO 01235805/8 LOCATION PLAN
  - FO 01235805/4 PROPOSED GROUND FLOOR LAYOUT (Amended version received 08.03.2023)
  - FO 01235805/5.A REV A PROPOSED FIRST FLOOR LAYOUT, EXISTING AND PROPOSED SITE AND ROOF LAYOUT (Amended version received 08.03.2023)
  - FO 01235805/6.A REV A PROPOSED ELEVATIONS (Amended version received 16.03.2023)

And the development must be carried out in accordance with the 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 Policy DM1 and Policy P3 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 / building hereby permitted both windows in the first floor on the rear elevation facing north and the window in the first floor on the side elevation facing west 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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 09.03.2023  | Signed: CP     |
| <b>Authorisation</b>    | 22.03.2023  | Signed: TH     |

Report Author Chelsea Petrillo