

Application Number:	24/00477/HOUS
Location:	19 Hawthorn Road, Rochdale, OL11 5JG
Proposal:	Two storey side extension
Applicant:	MALCOM BYWATER AND MARGARET OGDEN
Case Officer:	Bob Melling
DETERMINATION DATE 15.07.2024	EXT OF TIME
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. 19 Hawthorn Road, a detached, two-storey dwellinghouse located in Bamford. The dwelling faces the highway to the east and is adjacent to no. 23 Hawthorn Road to the northeast and no. 17 Hawthorn Road to the south. The rear boundary of the curtilage borders an unmade access road, which serves a number of dwellings and can be accessed via a pedestrian footway immediately to the north of the site. The application property is setback some 13m from the highway and is positioned on the outside of a sweeping bend in the road. It benefits from substantial outdoor amenity space, particularly to the front and side (north). There are mature trees and hedges located along the site boundaries.

Description of Proposal

Permission is sought for a two-storey side extension that would project 2.6m from the existing north-facing side elevation. It would be set flush with the existing front and rear elevations, with matching eaves and ridge heights. It would be finished in materials to match those used in the construction of the existing dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

N/A

Policy

National

National Planning Policy Framework (NPPF) – December 2023
National Planning Practice Guidance (NPPG)

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:

JP-P1 Sustainable Places

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

The proposed two-storey side extension would be designed with the ridge and eaves height of the extension matching those of the original dwelling. In addition, the extension would be set flush with the front elevation of the original dwelling. The Council's SPD for residential development requires extensions to generally appear subservient to the host property, as such, in most cases, two-storey side extensions are required to be set back from the front elevation with a lowered ridge height to denote a degree of subservience and to preserve the design of the original dwelling.

However, given the relatively minor width of the proposed side extension, it is not considered that the proposal would unduly harm the design language and proportionality of the original dwelling. The front gable feature would remain the focal point when viewed from the front and the additional width would not upset the current sense of balance to the front façade. Furthermore, it is noted that the dwelling is set within a substantial plot, with a significant amount of garden space to the north. The size of the plot would lessen the visual impact of the proposal. Moreover, the dwelling is positioned on the outside of a sweeping bend in the road, which again would lessen the visual prominence of the extension when viewed from Hawthorn Road.

Therefore, based on the site specific facts and circumstance outlined above, it is not considered that the failure to demonstrate subservience would, in this instance, result in undue harm towards the character of the host dwelling or the street scene.

The proposed development would be constructed in materials to match the existing which is considered acceptable.

Sufficient space would be retained to the side of the property for the storage of refuse bins in a location that would not be widely visible from nearby public vantage points.

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

Amenity: DM1 and SPD

The application property is set within a substantial plot and, therefore, the proposed extension would be set a sufficient distance away from neighbouring properties. This would ensure that the proposal does not result in an undue loss of light or outlook for neighbouring properties.

The proposed fenestration would comply with the separation distances outlined in section 4.1 of the SPD and, therefore, no concerns are had regarding potential loss of privacy.

Taken as a whole, the proposed development would not result in significant harm to the amenity of any neighbouring properties.

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

In light of the above, 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.

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:

- Site Location Plan
- Existing Floor Plans. Dwg no. 24.3353.1
- Existing Elevations. Dwg no. 24.3353.2
- Existing & Proposed Block Plans. Dwg no. 24.3353.3
- Proposed Scheme 1 Elevations. Dwg no. 24.3353.SC1.2B
- Scheme 1 Proposed Floor Plans. Dwg no. 24.3353.SC1.1B

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.

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	18/06/2024	Signed: BM
Authorisation	10/07/2024	Signed: RC

Report Author Bob Melling