

Application Number:	24/00502/HOUS
Location:	5 Buttercup Drive, Rochdale, OL11 3PA
Proposal:	Single storey rear extension, first floor rear extension and insertion of 3 no. new windows to the existing side elevation
Applicant:	ADIL AZEEM
Case Officer:	Bob Melling
DETERMINATION DATE 23.07.2024	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. 5 Buttercup Drive, a two-storey, detached dwelling located in a residential area of Rochdale. The dwelling is adjacent to no. 7 Buttercup Drive to the east and no. 3 Buttercup Drive to the west. It faces the highway to the southwest and the rear boundary of the curtilage borders the rear garden of no. 12 Bluebell Drive. The host dwelling benefits from an existing single-storey rear extension and two off-street parking spaces to the front.

Description of Proposal

Permission is sought for a single-storey rear extension that would project 4m from the existing rear elevation. It would be characterised by a dual-pitched roof with a maximum height of 3.64m and it would be set in approx. 3.84m from the common boundary with no. 3 Buttercup Drive and 1.09m from the common boundary with no. 7 Buttercup Drive. The proposals also include a first floor rear extension above the existing ground floor extension. The first floor extension would project 2.2m from the existing rear elevation, providing internal space for two en-suites and additional space for an existing bedroom. Lastly, the proposal would see the addition of three windows within the existing east-facing side elevation. The windows would serve the dining area and playroom at ground floor level and a secondary bedroom window

(obscurely glazed) would be created at first floor level. The proposed development would be constructed using materials to match those used in the exterior of the existing dwellinghouse.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Paragraph 135 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy JP-P1 of the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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 in general.”* 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 extensions would be to the rear of the host property, well-screened from public view. The extensions are considered to be acceptable in scale with appropriate roof styles. Moreover, the proposed fenestration would appear well-proportioned and appropriately positioned.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ The existing bin storage arrangements would not be affected by the proposed development.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal*

window at an upper floor level and a directly facing boundary of the curtilage”

- ② Section 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.”* Section 5.6 states the following maximum standard:
 - *“For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- ② Section 5.7 explains: *“If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.”*
- ② The proposed single-storey rear extension would comply with the requirements of sections 5.6 - 5.7 and, therefore, is not considered to result in undue harm to the amenity of the neighbouring properties.
- ② Section 5.9 of the SPD states two storey or first-floor rear extensions projecting *“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(s)”* would not normally be granted planning permission.
- ② The proposed first floor extension would comply with the requirements of section 5.9 and would maintain a separation distance of approx. 26m from the rear elevation windows of no. 12 Bluebell Drive. However, the first floor windows would measure between 9.5-10m to the rear boundary of the curtilage, which is short of the 10.5m standard. Whilst less than ideal, it is noted that only one of the windows serves a habitable room, and this window would measure the furthest from the rear boundary at 10m. Moreover, there is still a significant distance of approx. 26m to the rear elevation of the facing property. Therefore, it is considered that the impact on the facing rear property, no. 12 Bluebell Drive, would be limited. However, to protect neighbour amenity in light of the proposed extension, a condition is recommended stating that the rear first floor en-suite windows should be obscurely glazed to prevent undue overlooking of the rear garden of no. 12 Bluebell Drive.
- ② The proposal would see the addition of three windows within the existing east-facing side elevation. The windows would serve the dining area and playroom at ground floor level and a secondary bedroom window would be created at first floor level. Given that the first floor bedroom window would be obscurely glazed and the facing gable elevation of no. 7 Buttercup Drive is blank at ground floor level, it is not considered that the additional fenestration would result in an undue loss of privacy for no. 7. Moreover, the ground floor windows would be high-level fanlights (approx. 1.7m above ground level) which would reduce viewing angles.
- ② As such, the proposal is not considered to significantly impact on the amenities of neighbouring occupiers and would be acceptable.
- ② 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.

- 2 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. 24.3337.1
- Existing Elevations. Dwg no. 24.3337.2
- Proposed Floor Plans. Dwg no. 24.3337.SC4.1
- Scheme 4 Proposed Elevations. Dwg no. 24.3337.SC4.2
- Scheme 4 Existing & Proposed Block Plans. Dwg no. 24.3337.SC4.3

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 proposed first floor en-suite windows on the rear elevation facing north and the proposed first floor bedroom window on the side elevation facing east 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	27/06/2024	Signed: BM
Authorisation	22/07/2024	Signed:LA

Report Author Bob Melling