

Application Number:	23/00831/HOUS
Location:	4 Coleridge Drive, Littleborough, Rochdale, OL15 0RA
Proposal:	Single storey rear/side extension incorporating existing garage following demolition of existing conservatory. Resubmission of 23/00514/HOUS
Applicant:	A Dawson
Case Officer:	Sam Yuen
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. 4 Coleridge Drive, a two-storey semi-detached dwelling located in the residential suburb of Smithy Bridge. The dwelling is adjoined by no. 2 Coleridge Drive to the north-east, adjacent to no. 6 Coleridge Drive to the south, and faces the highway to the south-east. The rear boundary of the curtilage borders the rear curtilages of nos. 23 and 25 Laurels Drive. The property comprises a detached flat roof garage to the rear curtilage and a driveway to the side elevation of the dwelling.

Description of Proposal

Planning permission is sought for a single-storey wraparound extension following the demolition of the existing conservatory and partial demolition of the existing detached garage. The extension comprises an attached garage, utility room and living room space and projects 4m from the rear elevation of the dwelling and 2.59m from the side elevation of the host dwelling. Along the common boundary of no. 6 Coleridge Drive the rear extension projects a further 3.59m over the existing garage. The

extension is characterised by a cross-hipped roof form and has a ridge height of 3.68m and 3.01m at the rearmost projection, and a height to eaves of 2.55m.

The proposals would be constructed from materials matching the host dwelling.

The application is a resubmission of a previous application 23/00514/HOUS with amendments made to reduce the rear projection by 2m along the common boundary with adjoined no. 2. The proposed extension also comprises a reduction in ridge height by 0.11m and an alteration from a gable-fronted roof to a cross-hipped roof form.

Relevant History

82/D13507 - Car Port - Grant subject to conditions

23/00514/HOUS - Single storey rear/side extension following demolition of existing conservatory and detached garage – Refuse

Officer's Comments:

1. By virtue of its excessive scale, massing and design, the proposed extension constitutes an overly dominant, incongruous and disproportionate addition to the host dwelling which would result in adverse visual harm to the character and appearance of the host dwelling and the wider area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. By virtue of its size and siting, the proposed extension would result in undue loss of light to the rear habitable room windows of adjoined no. 2 Coleridge Drive. As such, the proposed development constitutes undue harm to the amenity of the neighbouring occupiers and therefore fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highway comments on this application would be in line with the previous application for this site (23/00514).

It would appear that proposals include an internal garage and adequate external parking provision for the size of the extended dwelling.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

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

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

- ❑ Paragraph 130 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 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 proposal seeks to construct single-storey wraparound extension to accommodate additional living space, a utility room and to replace the existing detached garage. Whilst it is acknowledged the extension would occupy the full width of the host curtilage, the revised plans nonetheless indicate a considerable reduction in the overall footprint and height of the extension which would appear more appropriately scaled and relate better to the proportions and built forms of the host dwelling.
- ❑ Amendments have also been made to alter the roof forms of the extension from a gable-fronted roof to a cross-hipped roof, which would reduce the massing of the extension and appear more in keeping with the host dwelling.
- ❑ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ❑ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ❑ It is noted the proposal would sever access for refuse bins to be stored away from public view. However, given the proposed extension being substantially set back from the front main wall of the host dwelling, and the presence of attached garages in neighbouring properties which restricts screening from refuse bin storage, it is considered that a refusal in this regard cannot be reasonably substantiated.
- ❑ With the above in mind, it is considered the visual impact of the amended proposal on the character and appearance of the host dwelling and surrounding area would be satisfactory.
- ❑ 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 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.”*
- ❑ 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:

- ② *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- ② *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ② The proposed rear extension projects 2m along the common boundary measured from the rear elevation of the existing rear conservatory of adjoined no. 2 and is not considered to result in unacceptable levels of overshadowing to the occupiers of no. 2.
- ② Along the common boundary with adjacent no. 6, the proposed side and rear extension would occupy the footprint of the existing detached garage. Given this, and owing to the fact the ridge height of the proposed extension constitutes a marginal 0.31m increase over height of the existing garage, it is considered the proposal would not result in significant additional amenity impacts to the occupiers of no. 6 in this respect.
- 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, it is considered 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.

Highways and Parking: DM1 and T2, Appendix 5

- ② 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.”*
- ② Notwithstanding the proposed side extension which would remove part of the existing driveway, the proposal would not impact on the provision of parking spaces for the host property.
- ② 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:

- ② Location Plan – Drawing No. 2313A-01 dated 07/2023
- ② Existing and Proposed Site Plan – Drawing No. 2313A-04 dated 07/2023

- ☐ Existing Floor Plans and Elevations – Drawing No. 2313A-02 dated 07/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. 2313A-03 dated 07/2023

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	09/10/2023	Signed: SY
Authorisation	10/10/2023	Signed: RK

Report Author Sam Yuen