

Application Number:	23/00225/HOUS
Location:	Hawthorne House 25 Broadhalgh Avenue Rochdale OL11 5LW
Proposal:	Single storey rear extension with alteration to fenestration. Alterations to existing boundary treatments and the addition of electric double gates to front.
Applicant:	Mr Adam Ward
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	No
	Neighbour comments received?	Yes

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

Hawthorne House is a two storey detached property of late 20th century architectural interest in the Bamford ward of Rochdale. The dwelling is sited between two public rights of way and borders, but is not directly sited within, designated open protected land. The dwelling itself has an “L” shaped layout sited on a substantially large plot, benefitting from off-road parking, an attached garage to the front elevation and has been subject to previous developments. Surrounding dwellings in the immediate and adjacent settings are of detached forms and of similar designs and scales.

The dwelling is shielded by large trees and hedges, as well as high timber fences along the north side and front boundaries, providing a degree of screening from surrounding dwellings. The front of the property (onto Broadhalgh Avenue) is occupied by a dense area of trees and bushes and includes a brick pier gateway and low brick walls across the front and part of the side boundary.

Description of Proposal

Permission is sought for a single storey rear flat-roof infill extension projecting 6.1m from the existing rear elevation, 3.7m from the existing north-west elevation and 3.1m in overall height with slight alterations to the existing fenestration.

The application also proposes alterations to the existing boundary fence, to increase the height of an extent of the existing red-brick boundary wall adjacent to the gateway, as well as the addition of a 1.8m high horizontal board fence to the front and side curtilage boundary at the front of the property, replacing the existing timber fence, with the addition of 1.8m high electric gates to the existing gateway.

Relevant History

79/D09914 GROUND AND FIRST FLOOR EXTENSION TO DWELLING
Granted 28.02.1980

98/D35887 TWO STOREY SIDE AND FIRST FLOOR SIDE AND REAR
EXTENSIONS TO DWELLING
Granted 30.11.1998

Township/Member comments

None Applicable

Consultee responses

Rights of Way Officer

There are a number of bridleways running adjacent to the property along Diggles Lane, Broadhalgh Avenue, also north and south of the property that could be affected by the works if any of them are used to deliver materials or machinery. Any damage should be repaired ASAP. Should damage occur and an injury to a member of the public be experienced the person responsible for the damage to the bridleway are responsible.

The bridleways should not be obstructed by vehicles, plant and domestic, nor should materials be stored on the routes, they must be open and available prior, during and following the works.

Representations

Letters of notification were sent to surrounding neighbours. A site notice was posted due to the development effecting a public right of way, which expired on 14th May 2023. Two letters of representation were received.

Support Letter

In full support of application

Objection Letter

1.8m boundary fence along Diggle Lane not in keeping with surrounding context. Fence too high for a boundary requirement.

Officer Response: *See design section of report*

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

None Applicable

Assessment

Design: DM1 and P3

Policy P3 of the adopted Rochdale Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires "development to be of a high quality design taking the opportunity to enhance the quality of the area."

The single storey rear infill extension has been designed to visually respect the built form and scale of the host dwelling. The extension, modest in size, does not project beyond the rear and north-west elevation therefore not a disproportionate addition. Although flat roof extensions are not common on the existing build, the harm is not thought to be so significant it would be unacceptable given it is proposed to the rear, modest in overall scale and not prominent from public vantage points.

The minor alterations to the 3no rear windows on the existing build are considered acceptable and would not pose any harmful impact to the character of the original dwelling. The filling-in of the two window arches on the south elevation are also not considered to pose any harmful impact to the character of the dwelling.

The increase in height by 1.3m of the existing red-brick boundary wall to the front boundary would constitute an acceptable addition in the interest of occupier privacy and visual amenity of the exterior area when viewed from

the road. The retention and increasing of the brick wall would maintain the character and visual appeal of the overall site.

The existing boundary treatments currently comprise a variety of designs including a timber wood fence sited along the front and side boundaries, stopping where the front elevation of the house begins. The newly proposed 1.8m grey panelled fence is to be erected in place of the existing timber fence with the addition of a 1.8m electrically operated gates between the two existing red brick pillars. The new fence is not considered detrimental to the appearance of the site given a large portion will be screen behind a high cluster of vegetation sited to the front of the boundary. The removal of the existing timber fence is not considered detrimental to make way for the new fence given the timber fence is not vital to the character of the site, nor the dwelling itself. Additionally, the adjacent dwelling to the south, The Hut Broadhalgh Road, currently host a 1.8m grey panelled access gate which borders the boundary wall of the application property therefore the grey panelled fence, found locally, is not considered detrimental to surrounding settings.

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

Residential amenity is considered under the 2016 SPD and Policy DM1 of the Core Strategy to which 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”.

As mentioned above, the single storey rear extension will act as an infill between the original rear elevation and the north side elevation of the two-storey rear extension therefore the impact to any surrounding neighbours is considered minimal given open protected land is sited on the land adjacent to the north of the application property to which no houses are sited and the two-storey rear extension shields any view of the extension from the adjacent house to the south, The Hut Broadhalgh Lane. The rear of the application property would directly face the east side elevation of no.10 Winchester Close and it not considered to pose any additional amenity concerns given the separation distance between the rear of the extension and the side elevation is approx. 18m.

The works ensure the provision of a suitably sized rear garden would be retained post-development.

The extension proposes a media room to which adequate light would be received through the 4.5m opening hosting bespoke glazing sliding doors. Whilst it is acknowledged the existing room labelled as ‘snug’ on the proposed elevations, would not host any windows, the internal layout of the ground floor is considered suitably open plan to which enough light would pass through to this room from the large 4.5m sliding doors.

The proposed boundary treatments and alterations are not considered to pose any immediate amenity concerns given they will be constructed in the interest of occupier amenity.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2

Post-development, the number of bedrooms at the property would remain unchanged therefore existing parking arrangements would also remain unchanged and in accordance with Appendix 5 of the Scheduled Parking Standards of the Adopted Core Strategy.

The comments from the PROW officer are noted. Photos of the current condition of the public right of way (along Broadhalgh Avenue) likely to be used during construction have been provided. A condition is recommended for submission of equivalent photos following completion of the development.

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. This permission relates to the following plans:-
 - 918-23-03 REV A EXISTING AND PROPOSED SITE PLAN
 - 918-23-02 REV A PROPOSED FLOOR PLANSand the development shall be carried out in complete 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those specified in the application.

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. Within one month of the completion of the development hereby approved, photos indicating the current condition of public rights of way in the vicinity of the application site shall be submitted to the Local Planning Authority.

Reason: To ensure the preservation of the condition of public rights of way.

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	04.05.2023	Signed: CPetrillo
Authorisation	17.05.2023	Signed: TH

Report Author Chelsea Petrillo