

APPLICATION NUMBER: 24/00580/HOUS

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Location:	30 Harridge Avenue Rochdale OL12 7HN
Proposal:	Single-storey rear extension, extension to existing dormers, single-storey side extension to link with existing garage, conversion of existing garage to form additional living space, render to all elevations cladding to front and rear, alteration to fenestration, construction of raise decking at side and rear and extension to existing paving to the front
Applicant:	Mr & Mrs Smith
Case Officer:	Hamish Rigg
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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to 30 Harridge Avenue, a two-storey detached bungalow in Healey, Rochdale. Harridge Avenue is comprised of two-storey bungalows of a similar design and material palette, and forms part of a wider residential estate. The estate lies adjacent to the west of Healey Dell Nature Reserve. The surroundings are typically suburban with medium density housing, plenty of greenery, and quiet roads.

No. 30 sits on a bend in the road, facing south, and overlooking its front garden. The adjacent property to the east is no. 28, and to the south-west is no. 32, although the latter sits perpendicular to the applicant property. The rear boundary of the curtilage faces north and borders Healey Dell Nature Reserve.

Description of Proposal

Permission is sought for the following works:

- A flat roof single-storey rear extension with 2 skylights, bi-folding rear doors, and a single side door and window. Proposed materials include render and aluminium fenestration. The rear extension would project 3m from the host dwelling, and would measure approx. 7.6m width X 2.8m height.
- Extension to front and rear dormers towards the rear of the property, increasing their length by approx. 3m to a total of 6m.
- A single-storey side extension to the existing side porch, to connect the host dwelling with the garage. The porch would be clad with black timber paneling.
- Conversion of the existing garage into a separate bedroom and store.
- Application of black timber cladding to front and rear gable ends, and render to all elevations.

Relevant History

None

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to surrounding properties 01/08/2024; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
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

None Applicable

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In light of the above, the main consideration relates to the proposed materials which include the application of render to all elevations, and black timber cladding to the front and rear gables and side porch. The houses on Harridge Avenue generally have a homogenous design, including brick elevations and white composite cladding to the gable ends. Whilst the proposed materials would be a departure from the predominant material palette of the street, it would be in line with similar modern developments seen on Harridge Avenue. No. 28 and no. 52 now include black composite cladding to their front gables, and render across all elevations. As such, the proposed materials are seen within the context of more recent development and materiality across Harridge Avenue.

Notwithstanding, to ensure that the materials provide a high quality finish, a materials sample/specification will be required by condition, prior to any above ground works taking place.

Furthermore, the proposed design maintains the key architectural features of houses on Harridge Avenue including the prominent gable ends and side dormers, whilst creating a more contemporary and high-quality finish. Regarding the dormers, their proposed extension is again in keeping with similar dormer extensions seen across Harridge Avenue.

In addition, the proposed scale, roof form, and window arrangement of the proposed development are also considered acceptable.

Subject to condition, 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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed rear extension would project 3m from the rear elevation of the host dwelling and therefore complies with paragraph 5.6 of the SPD. By virtue of its compliance, the proposed rear extension would not compromise the amenity of neighbouring occupants.

The proposed conversion of the garage into a habitable room and separate store would result in a habitable room measuring approx. 14.75m². It would therefore meet the minimum Nationally Described Space Standard for a double room.

All habitable rooms would be provided with an adequate amount of natural light.

The proposed dormer extensions would not adversely affect the amenity of neighbouring occupants through overbearing impact or overshadowing.

Overall, 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

The proposed development would have no bearing on the current parking arrangements and is 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:

- Proposed front and rear elevations: LP2308_3_300
- Proposed side elevations: LP2308_3_301

- Proposed ground floor plans: LP2308_3_200
- Proposed site plan: LP2308_3_306
- Proposed roof plan: LP2308_3_202
- Proposed first floor plan:
- Location plan: PP-13118940v1

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the render and black timbre cladding, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The render used will be off-white in colour. The timber and cladding shall be applied in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and 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	13/09/2024	Signed: Hamish Rigg
Authorisation	27/09/2024	Signed: Ryan Killeen

Report Author Hamish Rigg