

Application Number:	23/00888/HOUS
Location:	10 Southey Close, Littleborough, Rochdale, OL15 0RD
Proposal:	Two storey side extension following demolition of existing detached garage. Replacement of front and rear fenestration, boundary treatments including the creation of new external steps to the side elevation, alterations to existing external steps, new decked area to the rear upper ground level and insertion of new window to the rear ground floor elevation.
Applicant:	Mr Chris Lydiatt
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. 10 Southey Close, a two-storey semi-detached dormer bungalow located in the suburb of Smithy Bridge in Littleborough. The dwelling is sited at the end of a cul-de-sac of dormer bungalows, is adjacent to no. 8 Southey Close to the south-west and faces the highway to the north-west. The property comprises a detached single garage and a small rear garden which consists of raised levels at different heights. The rear boundary of the curtilage borders the rear curtilages of nos. 8 and 10 Shaftesbury Avenue, which are sited at an elevated position to the host property.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 4.59m from the side elevation of the dwelling, following the demolition of the existing detached garage. The extension would retain the pitched roof form and flat roof form of the existing dwelling and dormer respectively with matching ridge and eaves height.

The application also seeks to construct a number of works, including the following:

- ☐ Formation of external steps to the side of the proposed side extension;
- ☐ Alteration of the existing rear external steps
- ☐ Installation of raised platforms and glass balustrade to the first floor rear elevation of the proposed side extension

The submitted plans also indicate the replacement of windows on all elevations constructed from grey uPVC, as well as the insertion of a window to the ground floor of the existing rear elevation.

The proposed walls and roof would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The loss of the garage would have an impact on the parking provision for the extended dwelling and it is unclear from the submitted plans if development proposals include two viable off street parking spaces which would meet Council standards. As the application site is directly on the turning head of Southey Close any on-street parking in this location would obstruct this turning facility for larger vehicles such as the refuse collection vehicle which is a concern. If the applicant can demonstrate that parking can be provided within the site boundary in line with Council standards Highways would raise no objection on this issue.

The current servicing arrangements would remain unchanged as a result of the development.

Highways do not expect that there would be any detrimental impact on highway capacity or road safety as a result of the proposed development.

Subject to the required parking provision, Highways would 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 a two-storey side extension which comprises a front flat roof dormer. Section 5.16 of the SPD notes *“dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important they are carefully designed and sited. Dormers to the front elevation will not normally be permitted. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.”* Section 5.17 expands on this with the following principles:

- (i) *“They should not exceed the height of the ridge and where possible, should be sited below the ridge line of dwelling;*
- (ii) *They should be set back from the eaves line;*
- (iii) *They should be set in from the party/side walls of the house;*
- (iv) *Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;*
- (v) *Dormers which wrap around the side of a hipped roof are not acceptable;*
- (vi) *Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;*
- (vii) *The materials used in the construction of dormers should match those of the existing roof; and*
- (viii) *Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.”*

- ☐ The host dwelling is a semi-detached dormer bungalow, an established house type design prevalent in the surrounding street scene and wider area. It comprises front and rear flat roof dormers which occupy the full width of the roof slope. The proposed front dormer would match the existing in terms of siting, scale and materiality. On this basis, the site context justifies a relaxation of the above guidelines and the therefore no concerns are raised in respect of the design of this element of the proposal.
- ☐ Likewise, the use of a dual-pitched roof form would match the host dwelling and appear in keeping.
- ☐ Whilst it is acknowledged the proposed two-storey side extension would share the same ridge and eaves height of the host dwelling and would not appear subservient, given the built forms of the dormer bungalow, it is considered this proposal would better respect the design and character of the street scene and would be acceptable.
- ☐ No concerns are had regarding any potential harm arising from the ‘terracing effect’, by virtue of the built forms of the host dwelling, its siting at the end of a cul-de-sac, and the 2.5m set-back from the front elevation of nos. 4 and 6 Southey Close.
- ☐ The proposed materiality of the walls and roof would match the host dwelling, and would be designed appropriately for this context. The use of grey uPVC

is not considered to result in detrimental visual harm to the host dwelling and would be acceptable.

- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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.”*
- ☐ 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.”*
- ☐ Section 5.17 of the SPD states *“dormer extension should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4 [of the SPD]. Side facing windows should be obscurely glazed.”*
- ☐ The proposed two-storey side extension does not project beyond the existing front and rear elevation of the host dwelling and does not directly face any habitable rooms windows, thus no concerns are had regarding any significant amenity impacts to neighbouring occupiers in light of this well-established relationship.
- ☐ The host dwelling is sited at a substantially lower level to nos. 8 and 10 Shaftesbury Avenue, as such the proposed works to the rear curtilage are not considered to provide unacceptable vantage points into the gardens or habitable room windows of neighbouring dwellings.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout and privacy would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ 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.”*
- ☐ The proposal would increase the number of bedrooms from two to three and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.

- ☐ It is noted that whilst the host property currently comprises front paved area for off-street parking, the driveway does not meet the minimum parking space dimensions stated in Section 3.15 of the SPD and results in vehicles encroaching onto the adopted highway. Notwithstanding, the Council accepts that this parking arrangement appears extant and given the proposed extension does not further reduce the existing parking space, it is considered a refusal on highway grounds cannot be reasonably substantiated in this instance.
- ☐ 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:

- ☐ Location Plan – Drawing No. 1443/P-SLP dated 08/08/2023
- ☐ Existing Site Plan – Drawing No. 1443/P-EX01 dated 08/08/2023
- ☐ Proposed Site Plan – Drawing No. 1443/P-001 dated 08/08/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 1443/P-EX10 Rev. A dated 29/08/2023
- ☐ Proposed Ground Floor Plan – Drawing No. 1443/P-100 dated 08/08/2023
- ☐ Proposed First Floor Plan – Drawing No. 1443/P-101 dated 08/08/2023
- ☐ Proposed Elevations – Drawing No. 1443/P-200 Rev. A dated 29/08/2023
- ☐ Existing and Proposed Section Plan – Drawing No. 1443/P-300 dated 08/08/2023
- ☐ External Materials Statement – Document No. 1443/EMS dated 08/2023

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.

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	30/10/2023	Signed: SY

Report Author Sam Yuen