

Application Number:	23/00563/HOUS
Location:	59 Belfield Mill Lane Rochdale OL16 2UB
Proposal:	Two-storey rear extension, alteration to existing front porch and construction of railing to front boundary wall
Applicant:	SARAH MACKINN-DAVIES
Case Officer:	Hamish Rigg
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)?	no

Location

The application relates to 59 Belfield Mill Lane, a two-storey terraced property in the suburbs of Rochdale town centre. The property is one of 5 cottages made from York Stone which make up the terraced row. The location is primarily residential, comprising semi-detached and terraced properties as well as local amenities. The applicant property lies on the threshold with open countryside which extends into the Pennines and Peak District national parks.

The property is adjoined by numbers 57 and 61 to the south-west and north-east respectively. The front elevation of the property overlooks the highway and a railway line to the south-east. The rear boundary of the curtilage shares a border with the rear garden of 65 Belfield Mill Lane to the north-west.

Description of Proposal

Permission is sought for a two-storey rear extension with a pitched roof. Included are 2 first floor windows, 2 ground floor windows, and a single-door. White render and slate tiles are proposed to match the material palette of the rear elevation and roof of the host dwelling. The extension measures approx. 4.8m in width and 1.5m in depth. The maximum height is approx. 6.1, and the height to eaves 4.7m.

Permission is also sought for alterations to the front porch including new slate roof tiles to match the host property, and new UPVC doors and windows to replace the existing. A black iron railing on the front garden wall is also proposed.

Relevant History

None

Township/Member comments

None

Consultee responses

Network Rail

07/08/2023 – *“The proposal at the front is separated from the railway by the public highway so there are no objections or comments.”*

Highways and Engineering

01/08/2023 – *“The current dwelling has no off street parking provision and although the proposed extension may increase parking demand the character of the houses adjoining is that they do not have the benefit of any off street parking, therefore an objection on this basis may not be sustainable. It would appear that the servicing arrangements for the dwelling would remain unchanged. If approved the development should not have any impact on road safety or highways capacity on the wider highway network. Highways raise no objection to this application and request no specific planning conditions.”*

Representations

Letters of notification were sent to surrounding properties on 31/07/2023.

One objection was raised regarding overshadowing and visual obstruction to the rear of adjoining properties and gardens. This is discussed within the ‘Amenity’ section of the 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

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

Despite being a two-storey extension, the proposed rear development can be considered subservient and of an appropriate massing and scale. It follows a simple and uniform design which integrates well with the appearance of the host dwelling. The proposed render and tiles are a continuation of the existing material palette of all rear elevations on the terrace ensuring well integrated development.

The proposed works to front of the property would improve the current aesthetic. The existing porch appears faded and worn, thus in need of refurbishment. New UPVC windows and door, whilst not traditional, would serve as an improvement over the existing situation and thus would not detract from the cottage's quaint design. Similarly, black iron railings would create complementary visual interest.

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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.

To protect the amenity of neighbouring occupiers, paragraphs 5.8 and 5.9 of the SPD set maximum standards regarding the projection of two-storey rear extensions. *“Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project 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”.* As the proposed extension only projects 1.5m from the rear elevation, it complies with the guidance. Furthermore, while it is recognised that the development will create some overshadowing and visual intrusion towards neighbouring properties, it is not considered to be significant or harmful.

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. This permission relates to the following plans:

- Proposed floor plan and elevations 23.3114.SC2.1F
- Existing and proposed site plan and boundary details 23.3114.2A
- Site location plan

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. 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	25/09/2023	Signed: Hamish Rigg
Authorisation	25/09/2023	Signed: Ryan Killeen

Report Author Hamish Rigg