

Application Number:	23/01136/HOUS
Location:	10 Dixon Fold Rochdale Rochdale OL11 5PP
Proposal:	First floor rear extension and insertion of 1no window to the first floor rear elevation
Applicant:	Mr Danny Brayshaw
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?	NO

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

Location

10 Dixon Fold is a two-storey detached new-build property located in the Bamford ward of Rochdale. Dixon Fold is located on an unadopted access road, Diggles Lane off of Norden Road to the west. The property is constructed from a light stone with grey fenestration and since erection of the dwelling in 2018, the property has been altered through the addition of a single storey rear flat room extension, a two storey side extension, a front porch, insertion of 5no roof lights as well as the addition of boundary treatments.

The property sits adjacent to another new build to the west, 12 Dixon Fold (which were granted permission in 2018 for the demolition of 1no house and the rebuild of 2no detached houses). The property is separated from the adjacent premises, Ninth Heywood Scout Group to the east by a small access road. The rear faces onto a cluster of garages with the only through access being to Bamford Community Centre.

Description of Proposal

Permission is sought for a first floor rear pitched roof extension constructed above the existing single storey rear flat roof extension projecting 2.5m from the rear elevation and set in 1.8m from the ground floor single storey rear flat roof extension. The development is to be constructed in white render

Relevant History

17/01299/FUL

Demolition of existing dwelling and erection of two detached dwelling houses – Resubmission of 17/00521/FUL

Granted Feb 2018

22/00939/HOUS

Two-storey side extension, front porch extension, insertion of roof lights, new window at first floor rear elevation and alteration to existing boundary treatment following demolition of existing front porch

Granted Nov 2022

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. No public 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

Amendments were sought to fix some minor discrepancies between the plans and that previously built on site, as approved under 22/00939/HOUS.

Further amendments were sought to reduce the overall volume of the proposal.

Assessment

Design: DM1 and P3

A fundamental principle of the NPPF is that good design is a key of sustainable development. Policy P3 states that development should, where relevant, "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;"

It is first noted that it is acknowledged that the original build has been altered through a variety of additions in recent years therefore to further extend the property in such a way which is considered to respect the original dwelling is considered acceptable.

Both the material palette and roof form of the proposed development would respect that on the existing build therefore not considered to compromise the visual amenity in this regard. The addition of white render is not considered to be so harmful given much of it will surrounding vantage points are at a minimum for this area.

The insertion of 1no window to the rear elevation is not considered to present any design concerns.

The impact to the street scene is considered minimal. The dwelling is located on an unadopted access road off of Norden Road with the only through access via the side road to the east of the dwelling being to Ninth Heywood Scout Group and Bamford Community Centre therefore

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

Paragraph 5.9 of the SPD states “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(s)”.

The development projects 2.5m from the existing rear elevation however, when measured along the common boundary does not surpass a 30 degree line drawn from a 2.4m point.

The principal windows of the extension are not considered to present any overlooking impact to the neighbouring garden at no.12 Dixon Fold by virtue of existing principal windows on the first floor of the rear elevation.

The insertion of 1no window on the rear elevation is proposed as obscurely glazed and with restricted opening therefore not considered to present any amenity harm.

Sufficient outlook and light is to be retained to all habitable rooms within both the existing dwelling and extension.

There is not considered to be any significant harm presented to surrounding buildings which would warrant further investigation given the separation distances.

Post development, the plot would retain a suitable sized rear garden for the occupiers enjoyment.

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:
 - (02)001 Location Plan
 - (02)003 Rev C Proposed Plans and Elevations

and the development shall be carried out in complete accordance with the approved drawings.

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 Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	12.12.2023	Signed: CPetrillo
Authorisation	19.12.2023	Signed: TH

Report Author Chelsea Petrillo