

Application Number:	23/00187/HOUS
Location:	540 Bury Road Rochdale OL11 4DQ
Proposal:	Single storey rear extension
Applicant:	Mrs Karen Dorrington
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

540 Bury Road is a two-storey detached property located in the Bamford ward of Rochdale and of substantial size, benefitting from generous front, side and rear garden space, a detached side garage and high hedges running along the side and rear boundaries. The site is within the Defined Urban Area. The property is sited between 538 and 542 Bury Road and the rear curtilage borders the rear gardens of 3 and 3A Kenion Road. The street scene comprises a mixture of dwelling types with various forms, materials, scales and massing. The degree of uniformity is low.

Description of Proposal

Permission is sought for a proposed single storey flat-roof rear in-fill extension projecting 4m from the rear elevation and spanning 8.8m in length. The extension would have an overall height of 3.2m and would be constructed to match the material palette of the original dwelling.

Relevant History

23/00065/CPL

APPLICATION FOR A CERTIFICATE OF LAWFULNESS
FOR A PROPOSED SINGLE STOREY REAR EXTENSION
REFUSE 16.02.2023

1. The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion Conditions (j) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order

2015 (as amended) as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse which would have a width greater than half the width of the original dwellinghouse.

18/00095/CPL APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED SINGLE STOREY SIDE EXTENSION; REAR DORMER; THE LIKE FOR LIKE REPLACEMENT OF ROOF TILES TO ALL TILED ELEMENTS OF ROOF; AND THE INSERTION OF THREE ROOF LIGHTS TO FRONT.

Part Grant (in respect of the proposed replacement roof tiles and installation of rooflights), **Part Refuse** (in respect of the proposed side/rear extension and the construction of the rear dormer roof extension) 20.03.2018

18/00392/HOUS ERECTION OF REAR DORMER AND A SINGLE STOREY ORANGERY EXTENSION TO REAR.
Granted 14.06.2018

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation 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

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires "development to be of high quality design taking opportunity to enhance the quality of the area."

Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must “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.”

Situated on a residential street in Bamford, the wider locality of the surrounding dwellings in immediate and adjacent settings would comprise a very low degree of uniformity characterized by various architectural designs, massing, form and materials. Many of the dwellings along Bury Road contrast visually to that of the host dwelling with many of the conspicuous designs inconsistent to the houses adjacent. The application property is of significant prominence within the street scene, comprised of marley modern red roof tiles and off-white render in contrast to the grey slate roof tiles and red brick more commonly found on the immediate adjacent houses.

The infill extension is proposed to the rear therefore largely out of view from the street scene and public vantage points. The extension is not so large it would erode significant space within the staggered siting of the dwelling given it is proposed as an infill. The overall scale would appear to visually respect the form and massing of the host dwelling and the proposed modest scale would be sufficient for a dwelling of this size.

Although not found locally elsewhere on the existing dwelling, the bi-folding doors would form an acceptable addition to the dwelling. Window proportions would visually respect those on the existing dwelling and maintain the bespoke large glazed design.

The proposed material palette would be built coherent with the original build of off-white render to ensure the extension respects the visual appearance of the host dwelling to be in keeping with it. Additionally, although the roof of the extension would not be constructed to match the marley modern red roof tiles on the existing, the rubberized flat roof system and two roof lights are considered to be acceptable.

Sufficient garden space to the front, rear and side would be retained following the proposed works as a result of the dwelling being situated on a substantially large plot.

Overall, the single storey extension would not appear unduly prominent and overbearing to the existing dwelling given the modest size and use of existing materials to visually respect the appearance of the host dwelling. 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 5.6 of the SPD states maximum standards for detached properties are a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

It is important to note the dwellings along Bury Road feature a staggered siting therefore not uniformly aligned at the rear. The houses adjacent to the east and west, 538 and 542 Bury Road, feature a siting away from the common boundaries shared with the host property to which the extension would protrude forward of, as does the existing outrigger. The extension would not extend beyond a point 4m drawn along the common boundary shared with 542 Bury Road therefore the impact is considered to be minimal,

more so as the rear elevation of no.542 is set slightly back of the one at the host property.

It is acknowledged the two-storey outrigger along the eastern elevation of the application property is considered to be part of the original build to which the extension is not proposed to extend forward of therefore, the impact to the adjacent neighbours to the east, no.538, is considered to be insignificant as the proposal is an infill to the existing arrangement of the dwelling.

Aforementioned above, high hedges run along the boundary providing a degree of screening from the adjacent neighbours to the sides and rear. The neighbours to the rear, 3 and 3a Kenion Road are not considered to be harmfully impacted as a result of the proposed works given the rear dwellings, as well as the host property, would maintain substantial space (approx.35m) between the rear elevations.

The presence of windows to the west elevation of the extension are also not considered to pose any loss of privacy impact to no.542 as a result of high hedges separating the two properties providing sufficient screening.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, 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

The proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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:
 - 01235808/04 LOCATION PLAN
 - 01235808/05 SITE/ROOF PLANS AS EXISTING AND PROPOSED
 - 01235808/03 (A) ELEVATIONS AS PROPOSED
 - 01235808/02 (A) PLANS AND SECTION AS PROPOSED
 - 01235808/06 DETAILS OF NEW FLAT ROOF AROUND EXISTING BAY WINDOW AND BAY WALLS

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.

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	12.04.2023	Signed: CP
Authorisation	02.05.2023	Signed: TH

Report Author Chelsea Petrillo