

Application Number:	23/01287/HOUS
Location:	14 Bluebell Drive, Rochdale, OL11 3PD
Proposal:	Part two storey, part single storey rear extension and first floor side extension
Applicant:	Mr Parvez Hussain
Case Officer:	Bob Melling
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. 14 Bluebell Drive, a two-storey detached dwelling in Rochdale which is situated at the end of the cul-de-sac. The application dwelling is adjacent to no. 12 Bluebell Drive to the west and the eastern side boundary of the site is shared with the rear boundaries of nos. 34 and 36 Clovelly Street. The front elevation of the dwelling faces no. 19 Bluebell Drive and the rear boundary of the site is shared with no. 7 Buttercup Drive.

Description of Proposal

Permission is sought for a first floor side extension and a part two-storey, part single-storey rear extension. The proposed side extension would be designed to match the ridge and eaves height of the original dwelling and would be set flush with the front elevation of the original dwelling. The proposed rear extension would measure 2.92m from the rear elevation of the original dwelling and the ridgeline of the part-two storey extension would be set down from the main ridgeline. The proposed development would be constructed in materials to match those used in the construction of the original dwelling.

Relevant History

18/01043/HOUS

Proposed double storey side extension following demolition of existing single storey rear extension
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

The application has been publicised with neighbour notification letters. No letters of representation have been 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

The proposed first floor side extension would be designed with the ridge and eaves height of the extension matching those of the original dwelling. In addition, the extension would be set flush with the front elevation of the original dwelling. The SPD requires extensions to generally appear subservient to the host property, as such, in most cases, two storey side extensions are required to be set back from the front elevation with a lowered ridge height to denote a degree of subservience and to preserve the design of the original dwelling.

However, in this instance, the effect of the proposed extension being set flush with the front elevation with matching ridge and eaves heights would centre the front entrance and the feature gable above the first floor window, providing a degree of symmetry to the front elevation. Whilst it is acknowledged that the extension would not be subservient or preserve the design of the original dwelling, the resulting appearance of the dwelling with the proposed extension is not considered to constitute poor design. The position of the extension at the end of the cul-de-sac also reduces its visual prominence.

In addition, it is acknowledged that nos. 12, 17 and 19 Bluebell Drive have constructed side extensions of a similar scale and design to that proposed under the current application. These extensions are not considered to cause harm to the character and appearance of the area and the addition of a subsequent extension of similar form would be acceptable.

No concerns are had with the proposed rear extension, which would appear subservient to the host dwelling. Moreover, the proposed development would be constructed in materials to match existing, including the replication of the existing mock Tudor boards and render infill.

Access to the rear of the property through the western side passageway would remain unaffected; therefore refuse bins could continue to be stored to the rear of the property out of public view.

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 proposed rear extension would accord with the projection limits set by the SPD for both two-storey and single-storey rear extensions as it would not extend beyond either a 30 degree line drawn from a point 2.4m or a 45 degree line drawn from a point 4m along the shared boundary with no. 12 Bluebell Drive, measured from the rear elevation of this property. As such, it is considered that the rear extension would not have an undue overbearing impact upon the rear amenity space and habitable room windows belonging to no. 12 Bluebell Drive.

Furthermore, the proposed rear extension would include a first floor habitable room window which would face towards the rear of no. 7 Buttercup Drive. However, there would remain a separation distance of approx. 10.5m to the rear boundary of the site and approx. 21.5m to the first floor habitable room windows of no. 7 Buttercup Drive which would accord with the SPD. Therefore, the proposal would not result in an undue loss of privacy, light or outlook for the occupants of no. 7 Buttercup Drive.

In addition, the proposed side extension would include a habitable room window to the front which would face towards the front elevation of no. 19 Bluebell Drive. There would remain a separation distance of 22m which would accord with the SPD and prevent any undue loss of privacy. The side extension would also include a first floor side window facing towards nos. 34 and 36 Clovelly Street. This window would serve a bathroom which have a primary function of ventilation. As such, a condition is recommended for this window to be fitted with obscure glazing to prevent any undue overlooking towards the rear amenity space of nos. 34 and 36 Clovelly Street.

Taken as a whole, the proposed development would not result in significant harm to the amenity of any neighbouring properties.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

In light of the above, 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: G 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
 - Existing & Proposed Plans & Elevations. Drg no. 2022/12-01. Rev D
 - Block Plans. Drg no. 2022/12-02. Rev A

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the bathroom window in the east facing side elevation on the first floor shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	02/01/2024	Signed: BM
Authorisation	16/01/2024	Signed: RC

Report Author Bob Melling