

APPLICATION NUMBER: 23/00475/HOUS

Application Number:	23/00475/HOUS
Location:	1156 Manchester Road, Rochdale, OL11 2XZ
Proposal:	Demolition of existing detached garage and erection of single storey side and rear extensions - Resubmission of 23/00170/HOUS
Applicant:	Mr & Mrs David Lawson N/A
Case Officer:	Bob Melling
DETERMINATION DATE 05.02.2024	EXT OF TIME
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 refers to no. 1156 Manchester Road, a two-storey, detached dwelling located in Castleton. The subject property is located on a corner plot at the junction of Manchester Road and Saxonholme Road. To the north, on the adjacent corner plot, is a pair of semi-detached dwellings and to the south, separated by a number of protected trees, is the Norton Grange Hotel. To the rear the topography decreases in a westerly direction where there is a detached bungalow (no. 1a Saxonholme Road) set in close proximity to the common boundary with the application property. The subject property and surrounding built form date back to the early 1930s and properties here share commonalities in respect of their design. The application site benefits from a generous plot bounded by tall hedges and fences of approximately 2m in height.

Description of Proposal

Permission is sought for a single-storey side and rear extension to form a wraparound of the host dwelling. The proposed extension would project 5.85m from the existing side elevation and 3.28m from the rear elevation of the original build with a width of 12.17m. The proposed side enlargement would have a gable roof form

and the proposed rear extension would have a lean-to roof with three roof lights. The proposed development would be constructed in materials to match existing.

An existing detached garage is proposed for demolition.

Relevant History

23/00170/HOUS Two-storey side, single storey rear extension following demolition of existing single storey rear extensions and detached garage

Refuse

Reasons for refusal: Due to its size, scale and design, the proposed two-storey side extension would appear as a disproportionate and incongruous addition to the host dwelling, to the detriment of the character of the host dwelling and the existing street scene. Therefore, the proposed development would be contrary to visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and relevant paragraphs in the National Planning Policy Framework.

By virtue of its siting and proximity to no.1a Saxonholme Road, the proposed two storey side extension would result in a detrimental loss of privacy to the neighbouring rear garden area. As such, the proposal would not comply with the SPD spatial standards and would fail to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways And Engineering

Highways raise no objection to this application and request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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 135 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.”

Policies 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 host dwelling lies within a varied street scene, where dwellings lack uniformity in their appearance, but are of a similar age and subsequently display some similarities in their design. The host dwelling is a large, detached house that has been variously modified since completion in the 1930s.

Owing to its width and roof form, the proposed side extension would have a relatively significant scale with a ridge height that would sit slightly below the eaves height of the main dwellinghouse. Notwithstanding, there is a clear visual break between the proposed side extension and the host dwelling which reduces the massing of the enlargement. Moreover, the roof pitch of the proposed side extension matches that of the host dwelling. If an alternative roof design was to be used, then it would likely result in a bulky and incongruous appearance that would dominate the host dwelling. Lastly, it is acknowledged that the proposed development is well-screened from public viewpoint due to the existing boundary treatments. On balance, it is considered that the proposed extension would demonstrate subservience to and be sufficiently in-keeping with the host dwelling.

No concerns are had with the proposed rear extension, which would be subservient to the host dwelling with appropriate window detailing. Whilst the lean-to roof of the proposed rear extension would be partially visible behind the roof of the proposed side extension, creating an awkward upstand, it is acknowledged that this aspect of the design would be relatively minor and have limited exposure to the public realm.

The proposed development would be constructed in materials to match those used in the exterior of the host dwelling and the existing bin storage arrangements would not be affected.

In light of the above, the scale and 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

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:

- *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;*
- *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
- *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*

The proposed single storey rear extension would measure approximately 7.34m to the side elevation of no. 1a Saxonholme Road.

Firstly, it is noted that the east-facing side elevation of no. 1a is already significantly overshadowed because of its close proximity (1.5m) to the boundary fence which is set higher than no 1a due to the fall in land levels. Further to this, the east-facing side elevation of no. 1a does not appear to include any principal windows to habitable rooms. Lastly, the rear wall of the proposed extension would be in a similar position to the rear wall of the existing detached garage, which would be demolished to facilitate the proposed development. It is not considered that the proposed extension would result in substantial harm beyond that which is already caused by the existing garage. Therefore, on balance, it is not considered that the proposed single storey rear extension would result in undue overlooking or an overbearing impact upon the adjacent occupiers.

Whilst the proposed formal dining room of the application property would receive a limited amount of natural light, it is acknowledged that it is unlikely that the occupants would spend a significant amount of time in this room given the proposed informal dining space. Therefore, it is considered that the formal dining room should not be afforded the same level of protection as other habitable rooms.

In light of the above, the plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants of the host property.

In view 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, Appendix 5

The proposal would retain at least two off-street parking spaces and, therefore, is acceptable and in accordance with policies T2 and DM1 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. The permission relates to the following plans:

- Proposed Location Plan. Drg no. 2023_01_01_00
- Existing Site Plan. Drg no. 2023_01_01 – 01. Rev A
- Existing Ground Floor Plan. Drg no. 2023_01_01 - 02
- Existing First Floor Plan. Drg no. 2023_01_01 - 03
- Existing Ground Floor Plan. Drg no. 2023_01_01 - 04
- Existing First Floor Plan. Drg no. 2023_01_01 – 05
- Existing Elevations. Drg no. 2023_01_01 – 06. Rev B
- Proposed Ground Floor Plan. Drg no. 2023_01_01 – 07. Rev A
- Proposed First Floor Plan. Drg no. 2023_01_01 – 08. Rev A
- Proposed Elevations. Drg no. 2023_01_01 – 09. Rev D
- Existing & Proposed Roof Plans. Drg no. 2023_01_01 – 10. 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.

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	31/01/2024	Signed: BM
Authorisation	05/02/2024	Signed: RC

Report Author Bob Melling