

Application Number:	23/01024/HOUS
Location:	9 Beaumonds Way Rochdale Rochdale OL11 5NL
Proposal:	First floor side extension
Applicant:	Mr Sham Haque
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

9 Beaumonds Way is a two storey detached residential property located within a cul-de-sac in the Bamford ward of Rochdale. The property features a front porch extension and a single storey side attached double garage and is sited between nos.7 and 11 Beaumonds Way. The property benefits from vegetation along the curtilage, which includes a protected individual tree adjacent to the front entrance, as well substantial front and rear amenity space and off-road parking.

Description of Proposal

Permission is sought for a first floor extensions to the dwelling above the existing garage with a ridge set down 0.4m from the existing and the front elevation flush with the existing principal elevation and materials to match.

Relevant History

09/D52330 Single Storey Front Extension to Dwelling
Granted August 2009

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The proposed extension would seem to have no impact on current parking provision for this property, which is in line with Council parking standards. The current servicing arrangements for this dwelling would be unaffected by the proposed dormer extension. If approved the development should not have any impact on road

safety or highways capacity. In conclusion, Highways would raise no objection to this application, and request no specific planning conditions.

Tree Officer

No response received at time of writing.

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
Appendix 5	Schedule of Parking Standards
G7	Increasing the value of biodiversity and geodiversity

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

Amendments

The floor plans showed a window to the side elevation of the first floor extension however this was not shown on the proposed elevations. Amendments were sought to solve this inaccuracy between the plans. Further amendments were sought to make the extension subservient to the original dwellinghouse.

Assessment

Design: DM1 and P3

Paragraph 5.1 states house extensions "*should be designed to be in keeping with the host property and generally should be subservient to it.*" Paragraph 5.12 then goes on to provide guidance on how two-storey and first floor extensions can avoid giving rise to a "terracing effect":

To avoid the 'terracing effect', two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either:

- (i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house (Figure 8); OR
- (ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house (Figure 9).

Whilst it is noted the plans do not propose for the first floor to be set back from the front elevation, the adjacent house to the west, no.11 Beaumonts Way is sited a sufficient distance away from the host property therefore would not give rise to terracing concerns in this regard.

Whilst the front elevation will be flush with that on the existing, the plans propose for the ridge of the extension to be set down 0.4m from that on the existing therefore considered to be subservient to the host dwelling in some way which creates a distinct visual step down from the parent dwelling. Whilst surrounding dwellings in the Beaumonds Way vicinity have been previously given permission for extensions which cannot be considered subservient, most notably no.4, it is considered in cases such as this, stepping down the extension would give rise to incongruous development. Whilst each application is judged on their own merits, development at no.4 is not considered sufficient justification for the first floor side extension at no.9 to not be subservient.

Limited details of the materials are outlined on the submitted planning application however materials to match are considered acceptable and in respect to the existing visual amenity of the dwelling. Fenestration design and alignments are also matching those on the existing and are appropriately aligned to that on the ground floor.

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

Protection of residential amenity is assessed under both policy DM1 of the Core Strategy and the SPD. Paragraph 5.9 sets out the following in relation to first floor 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(s)

It is noted the rear elevation of no.7 features a siting approx. 4.5m back of that at the application property. This together with the first floor being sited approx. 11.5m away from the common boundary is not considered to give rise to any residential amenity concerns with reference to this property.

The proposal also does not give rise to any amenity concerns in relation to the property which borders the rear curtilage and does not directly align with a property to the front.

The side elevation of the first floor extension features one window hosting a bathroom. It is noted the dwelling to the west is sited further back than the application property therefore any overlooking would be to the front garden and not considered to be overlooking a private space.

All new windows are Section 4 Space Standards compliant and occupier amenity is considered to be maintained post-development through the maintenance of a suitably sized rear garden and adequate light and outlook provision to all habitable rooms.

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

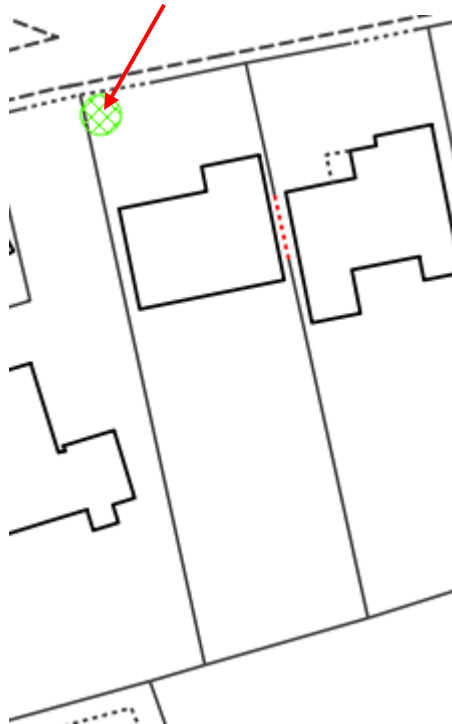
Highways and Parking: DM1 and T2, Appendix 5

The proposal would retain off-street parking for at least two vehicles, with additional space in the existing attached double garage. This would exceed the maximum car parking standards contained within appendix 5 of the Core Strategy which permits a 200% parking provision at this location. Further to this, the site lies on a quiet

residential road with no through access and it is not considered that the proposal would result in any undue impacts to public or highway safety. The comments from the Highways Officer are noted. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 and the NPPF.

Trees: G7

No comments were received from the Tree Officer at time of writing however plans do not indicate any works to the Lime tree to the front of the property, indicated below:



Notwithstanding, the submitted plans indicate the tree is of substantial value to the landscape therefore in the interest of the retention of the tree and good arboriculture practice a condition has been attached to the decision notice stating the tree must be encased in temporary protective fencing prior to development and must be retained throughout the works taking place.

The application proposal is therefore considered to be compliant with the guidance contained within the NPPG as noted above.

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:-
 - 72_01 Site Location Plan
 - 72_05 Proposed Ground Floor Plan
 - 72_06 Proposed First Floor Plan Option 2
 - 72_07 Proposed Elevations

and the development shall be carried out in complete 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, 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 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. No development shall take place until the protected Lime tree (ref TPO173) to the property's frontage adjacent to the dwelling has been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period. For the avoidance of doubt, the protected tree is indicated within the officer's report for this application, which is available on the Council's planning web pages.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies BE/2, BE/8 and NE/8 of the adopted Rochdale Unitary Development Plan.

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	09.11.2023	Signed: CP
Authorisation	13.11.2023	Signed: TH

Report Author Chelsea Petrillo