

Application Number:	23/00045/HOUS
Location:	26 Bankfield Lane Rochdale Rochdale OL11 5RJ
Proposal:	Alterations to roof to include raising the eaves height together with a first floor front extension, a single storey side and rear, single storey front and application of render to all elevations
Applicant:	Mr Abdul Ali
Case Officer:	Chelsea Petrillo
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 26 Bankfield Lane, a two storey detached corner plot dwelling located in the Norden ward of Rochdale, within the defined urban area. The property is sited on a residential estate that comprises a mixture of dwelling types, forms, scale and design, with a low degree of uniformity. The dwelling sits along Bankfield Lane to the west and Mercer Lane to the north. The dwelling benefits from substantial garden space, an attached garage and off-road parking.

Description of Proposal

Permission is sought for the addition of a single storey side extension projecting approx. 4.5m from the north elevation forming a new garage and a single storey rear extension projecting approx. 3m from the rear elevation. Permission is also sought to raise the existing eaves height by 1.5m with the addition of a first floor front extension projecting 1.8m from the principal elevation to match the projection of the existing front garage projection and a first floor ground extension projecting 1.6m from the principal elevation. Render is also proposed to all elevations at first floor level.

A sloping area of garden would be cleared and levelled to accommodate the side extension, with a new 1.4m retaining wall formed adjacent to the boundary with Mercer Lane.

Relevant History

21/01538/HOUS CONVERSION OF DORMER BUNGALOW TO TWO STOREY DWELLING THROUGH FIRST FLOOR EXTENSION, PART TWO PART SINGLE STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION, FORMATION OF NEW PITCHED ROOF INCLUDING INCREASE IN EAVES HEIGHT, AND ALTERATIONS TO FENESTRATION
Granted with Conditions 25.02.2022

Township/Member comments

None Applicable.

Consultee responses

Highways and Engineering

From the submitted plans it would appear that the proposed development would have adequate parking provision in line with Council standards for the size of the extended property.

The servicing of the extended property would remain unchanged.

We would not expect any detrimental impact on road safety or highway capacity as a result of the development

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

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

Appendix 5 Schedule of Parking Standards

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

Amendments

Original proposed plans indicated the side and rear extension to form a wraparound extension which constituted a disproportionately large addition to the dwelling. Amendments were sought to reduce the overall width of the side extension and the avoidance of a wraparound extension.

The amendments received reduced the overall width of the side extension from 5m to 4.5m and the wraparound element separated to form two separate extensions.

Assessment

Design: DM1 and P3

Policy DM1 of the Adopted Core Strategy states requires new developments to be of high quality design and take the opportunity to enhance the quality of the area. Paragraph 124 of the National Design Guide states good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability.

Section 5 of the SPD sets out guidance for house extensions to which it states they should be designed to be in keeping with the host property and be subservient to it.

The overall scale and design of the extensions have been carefully designed to visually respect the built form and scale of the host dwelling. Although the side extension would feature a scale which would appear at odds with the front elevation of the dwelling, is it important to note the site is a corner plot therefore hosts substantial space to the front, side and rear of the dwelling. Additionally, high hedges run along the northern boundary therefore largely shielded from the Mercer Lane highway. The side extension would also be placed on land at a slightly lower level than Mercer Lane, further reducing the impact upon the street scene. Although a reduced scale would have been preferable given the front elevation of the side extension will be visible from the highway, previous planning permission obtained in 2022 saw the approval of an approx. 5.5m extension therefore it is considered the reduced scale would be therefore acceptable in this instance.

The application seeks permission to significantly redevelop the existing dwelling, proposing a somewhat larger scale to those within the street scene and immediate surrounding settings. It is noted many dwellings in the immediate vicinity have been substantially altered from their original bungalow form.

Most notably, the adjacent dwellings to the west, no.27 and no.29 Bankfield Lane are of a conspicuous scale and built form. Additionally, the siting of the building, post-development, is such that it would principally respect the building line along Bankfield Lane. Dwellings along Mercer Lane feature a staggered siting to which a strong building line is not present however, in line with the front elevations of the dwellings, it is acknowledged the side extension will project beyond the staggered building line however given the building line is not so significant, there would be no overriding need to protect it given the extension is single storey and largely out of view. Therefore, the proposed dwelling would not appear at odds with the surrounding street scene in this regard and would be acceptable.

It is considered the application property has sought a more contemporary approach with the addition of white render to all elevations at first floor level. With many of the dwellings along Bankfield Lane having been altered in terms of facing materials, the addition of white render would be therefore acceptable given render and alternative materials such as cladding are existent amongst the street scene. Matching materials to the proposed side, front and rear extensions would also be deemed acceptable to be in keeping with the host property.

The alteration to the existing retaining wall of an increased height of approx. 0.5m would form a suitable addition and not be so large it would undermine the proximity of the garden space to the dwelling.

It is considered that the proposed alterations and extensions constitute a satisfactory standard of design and will not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework

Amenity: DM1 and SPD

There are no concerns over the proposed increase in height or additional gable to the front elevation to which the addition of a first floor would not pose any overlooking or loss of privacy concerns.

Paragraph 5.6 of the SPD sets out maximum standards for single storey rear extensions to which it allows for point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). Plans indicate the single storey extension to project 3m from the existing rear elevation. It is noted the rear elevation of the adjacent dwelling to the south, no.24 Bankfield Lane, is set back approx. 3m from the rear elevation of the application property to which the proposed single storey extension will not project beyond, the extension would therefore be acceptable and in accordance with the SPD.

The SPD does not directly set out guidance for single storey extensions however paragraph 5.5 states "It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers". With reference to the topography of the area, the dwelling sits lower than the hedges that run along the northern boundary therefore the side extension, although large, would be heavily screened by the high hedges therefore largely away from public vantage points.

The extensions are not thought to negatively impacts the occupiers at the house adjacent to the rear, 10 Mercer Lane, given extensions are proposed at single storey level and the topographical siting of the application property would be at a lower ground level than that of the adjacent dwelling.

The front extension and first floor extension are not thought to impact the adjacent neighbours, no.27 Bankfield Lane given the separation distance between the two properties post development would be approx. 26m.

The front, side and rear extensions are not considered to be so large they would erode significant garden space given the plot is substantially larger than many of those along the Bankfield Highway.

Highways and Parking: DM1 and T2, Appendix 5

In line with the consultation received from the highways officer, servicing arrangements would remain unchanged and therefore be in accordance with Appendix 5 Scheduled Parking Standards which requires a maximum of 2 spaces per dwelling for 2+ bed dwellings outside the town center.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. Paragraph 3.15 sits in reference to Car Parking to which it states "In situations where garages may be counted towards car parking provision for planning purposes, they will need to have internal dimensions of at least 5.5 metres in length and 3.5 metres in width". The proposed garage would have internal measurements of 5.5 metres in length and 4.3 metres in width therefore in exceedance of minimum requirements and therefore acceptable.

The proposed parking arrangements are therefore 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. This permission relates to the following plans:-
 - RAD/2772/23/2REV C LOCATION PLAN, SITE PLAN, BLOCK PLAN
 - RAD/2772/23/1/REV B AMENDED EXISTING AND PROPOSED PLANS

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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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	27.03.2023	Signed: CP
Authorisation	31.03.2023	Signed: TH

Report Author Chelsea Petrillo