

APPLICATION NUMBER: 24/00869/HOUS

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Location:	82 Birchfield Drive Rochdale OL11 4NY
Proposal:	Alterations to eaves height and roof slope for first floor front and rear extension including front dormer
Applicant:	Javed Iqbal
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 82 Birchfield Drive, a two-storey bungalow in Marland Rochdale. Birchfield Drive is in a semi-rural suburb, comprising similar two-storey bungalows, quiet roads, and vegetation.

No. 82 sits on the junction with Marland Fold in a prominent position, making it publicly visible to the front, side, and rear. It faces west, overlooking its driveway and the public highway. It is flanked by no. 80 to the south, and the service way on Marland Fold to the north. The rear boundary faces east, bordering the curtilage of no. 111 Marland Fold.

Description of Proposal

Permission is sought for the following works:

- Increase in roof pitch to the rear to accommodate a first-floor extension, comprising a pitched roof and three windows. The eaves height would measure 4.8m and the maximum height 6.5m

- First-floor front extension to create deep gable-facing roof with an additional first-floor window. 8.2m (wide) X 6.4m (height).
- Front cuckoo dormer with single window.
- First-floor side window serving bathroom.

Proposed materials include concrete roof tiles, beige brick, and white UPVC to match the host dwelling.

Relevant History

05/D46225

First floor side extension to side of dwelling – Refused

06/D47713

First floor side extension to side of dwelling – Refused

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 13/09/2024; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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).

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The plans include alterations to the roof pitch at both the front and rear, to create a deep front-facing gable end and a two-storey rear elevation, together with a cuckoo dormer at the front. The proposed works would significantly alter the form and layout of the property, as well as greatly increase its size.

However, the proposed design corresponds with surrounding properties on Birchfield Avenue and Marland Fold which have undergone similar alteration, many of which have a deep facing gable end, in the typical style of a bungalow. The proposed design also aligns with recent development within the area, including at no. 60 and no. 68 Birchfield Drive, which both include a front facing gable end and dormer. The proposed design therefore responds well to the character of the street scene and is in keeping with the surrounding architecture. In fact, the proposed design is considered an improvement on the existing, by opening up the front elevation and creating a more conventional appearance.

The cuckoo dormer further enhances the appearance by adding an interesting architectural feature, whilst the proposed fenestration is suitably proportioned and vertically aligned. The proposed materials are acceptable as they match the host dwelling, promoting integration.

Overall, 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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Regarding the above, the proposed development would not have an unacceptable impact on the amenity of future or neighbouring occupants. The development complies with the space standards set out in paragraph 4.1 of the SPD and therefore would not compromise the privacy of neighbouring occupants. The development also complies with paragraphs 5.6 and 5.9 of the SPD, which relate to rear extensions, and therefore would not adversely affect the amenity of neighbours through overshadowing or overbearing impact.

Overall, 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 proposed development would have no bearing on the existing parking arrangements, and therefore accords 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:

- Location plans
- Proposed floor plans and site plan: 2183/2 (received 11/10/2024)
- Proposed elevations: 2183/4 (received 11/10/2024)

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 saved Rochdale Unitary Development Plan, 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	22/10/2024	Signed: Hamish Rigg
Authorisation	06/11/2024	Signed: Ryan Killeen

Report Author Hamish Rigg