

APPLICATION NUMBER: 22/01537/CAA

APPLICATION NUMBER: 22/01537/CAA

Class AA – Upwards Extension

Application Number:	22/01537/CAA
Location:	50 Leander Drive, Rochdale, OL11 2XD
Proposal:	Prior approval for an upwards extension through the addition of one additional storey, increasing maximum height by 1.3m to 8.16m
Applicant:	Mr Amir Nazir
Case Officer:	Bob Melling
Recommendation:	Prior Approval Refused

CHECKED AND SIGNED OFF BY: RC

DATE: 01/02/23

Site Description

The application refers to no. 50 Leander Drive, a detached, mid-1980s, two-storey dwellinghouse fronting Leander Drive, Castleton. The property has a two-storey extension to the southwest corner topped with a dual-pitched roof forming a facing gable to the rear elevation of the feature. A detached garage is located to the northwest corner of the dwellinghouse.

The ground level falls sharply to the rear of the property towards the western site boundary and in a southerly direction along Leander Drive. The street is characterised by tightly-packed detached houses with a high degree of uniformity regarding their design. The property has garden areas to the front and rear, including an elongated driveway running alongside the northern gable. The rear garden falls gradually to the west where the closet property is set at a lower level some 63 metres away.

Publicity	Neighbour letters expired?	Y	Responses received?	N
------------------	-----------------------------------	----------	----------------------------	----------

Neighbours Notified:

101 Leander Drive, Rochdale, OL11 2XD

99 Leander Drive, Rochdale, OL11 2XD

97 Leander Drive, Rochdale, OL11 2XD

95 Leander Drive, Rochdale, OL11 2XD

52 Leander Drive, Rochdale, OL11 2XD

48 Leander Drive, Rochdale, OL11 2XD

Relevant History:

91/D26190

Two Storey Rear Extension To Dwellinghouse.

Decision: Grant Permission subject to condition

99/D37084

Construction Of Pitched Roof To Existing Double Garage.

Decision: Grant Permission subject to condition

Permitted Development Rights removed?	No
--	----

Description of Proposed Development

The Host Dwelling is:

Detached

☒

Other

☐

How many additional storeys are proposed?

1

What will be the additional increase in maximum height?

1.3m

What will be the maximum height of the resultant dwelling measured externally from the natural ground level:

8.16m

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes
--	-----

Prior Notification of a Proposed Larger Home Extension – Town and Country Planning (General Permitted Development) Order 2020 (as amended) Schedule 2, Part 1 (Class AA).

Assessment (Class AA)

Class AA of Part 1 of Schedule 2 of the GPDO allows for the enlargement of a dwellinghouse by construction of:

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys;

or

(b) one additional storey, where the existing dwellinghouse consists of one storey,

Subject to the following criteria:

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

☒ **Complies**

☐ **Does Not Comply**

- (b) the dwellinghouse is located on—

- a. article 2(3) land; or
- b. a site of special scientific interest;

☒ **Complies**

☐ **Does Not Comply**

- (c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

☒ **Complies**

☐ **Does Not Comply**

- (d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

☒ **Complies**

☐ **Does Not Comply**

- (e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

☒ **Complies**

☐ **Does Not Comply**

- (f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

- a. 3.5 metres, where the existing dwellinghouse consists of one storey;
- b. 7 metres, where the existing dwellinghouse consists of more than one storey

☒ **Complies**

☐ **Does Not Comply**

- (g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—
- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or
 - (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

☒ **Complies**

☐ **Does Not Comply**

- (h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—
- (i) 3 metres; or
 - (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- (i) any additional storey is constructed other than on the principal part of the dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- (j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development;

☒ **Complies**

☐ **Does Not Comply**

- (k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

☒ **Complies**

☐ **Does Not Comply**

Development is permitted by Class AA subject to the following conditions:

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;
- (c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse
- (d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Paragraph AA.2(3) states that before beginning the development, the developer must apply to the local planning authority for prior approval as to—

- (i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
- (ii) the external appearance of the dwellinghouse, including the design and architectural features of—
 - (a) the principal elevation of the dwellinghouse, and
 - (b) any side elevation of the dwellinghouse that fronts a highway;
- (iii) air traffic and defence asset impacts of the development; and
- (iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(a) issued by the Secretary of State;

Prior Approval Matters

As required by paragraph AA.2(3), the local authority is required to give regard to a number of matters in the determination of an application made under Class AA of part 1 of Schedule 2. Included in this are points (iii) *air traffic and defence asset impacts of the development* and (iv) *whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(a) issued by the Secretary of State*. No land contained within the borough of Rochdale benefits from the statutory designation of a Protected Vista. Further to this, the borough is absent of air traffic and defence assets.

Amenity

In assessing the impacts on the residential amenity on surrounding occupiers, Policy DM1 of the Council's adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Further to this are the considerations of paragraph 127 of the National Planning Policy Framework, which promote a high standard of amenity for existing and future users.

At a local level, paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that extensions and alterations to existing properties should be carefully designed to protect the amenity of the occupants of adjoining properties.

Due to the positioning of the host dwelling which is largely aligned with the neighbouring properties with regards to the position of its front and rear elevations, it is considered that the development would not be overbearing in its presence or result in the creation of any excessive overshadowing to the detriment of neighbour amenity. Additionally, the development would not result in any undue loss of privacy for neighbouring residents, the development would not cause excessive overshadowing to the adjacent properties or those to the opposite side of Leander Drive and there is no built development immediately to the rear of the site.

In light of the above, it is considered that the proposed additional storey would not cause undue harm to the amenity of the neighbouring occupiers and is therefore in accordance with policies DM1, the SPD and the NPPF.

Design

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraph 130 states that "permission should be refused for development of poor design."

At a local level, Core Strategy policies DM1 and P3 aim to ensure that development is of high quality design. The Council's Guidelines and Standards for Residential Development SPD states that extensions and alterations to dwellings should generally be in keeping with the host property.

The existing dwelling is a two-storey, 1980s style dwelling which uses a mixture of materials, including multi-coloured exterior tiles/shingles, to break up the front elevation and create some visual interest. It is well proportioned as a result of the ridge height and width of the principal elevation (6.9m and 6.2m respectively). The proportionality of the design is further emphasised through the inclusion of four windows that are similar in their dimensions and spacing.

At present, other than the brick quoins, the use of brick on the frontage is to the ground floor only, which helps in emphasising a degree of symmetry between the

ground floor and first floor. Further to this the somewhat shallow roof pitch creates a quite untheatrical appearance which inhibits any vertical emphasis in the appearance of the dwelling and results in an overall, very ordinary form.

The proposal seeks to add an additional storey through the use of similar materials. However, given the mixed materiality of the frontage, it is unclear as to whether the additional storey would replicate the exterior tiles/shingles seen on the first floor or the brickwork seen on the ground floor. It is also noted that the additional storey would feature a circular window which contrasts with the profile of the existing windows. Depending on the materiality, this window would leave either an excessive expanse of exterior tiles/shingles or an additional expanse of walling. Either option would unbalance the existing ratio of tiles to brick and produce an appearance that emphasises the verticality of its design; appearing unmistakably taller than it is wide.

Further to this, the shallow roof pitch would appear at odds with the towering front elevation, producing an overall discordant appearance, which would serve to compound the harm to the visual amenity of the dwelling.

Overall, the proposed extension fails to be in keeping with the property and be of a satisfactory standard of design. This would result in an unacceptable level of harm to the character and appearance of the applicant dwelling and therefore fails to accord with the requirements of the SPD, Policy P3 and DM1 of the adopted Rochdale Core Strategy and Paragraph 127 of the National Planning Policy Framework.

Recommendation:

Prior Approval Refused

1. The proposed development is not permitted by Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the principal elevation of the resultant dwelling would fail to be in keeping with the original character and appearance of the dwelling, due to an extensive emphasis on vertical proportions through the resulting dimensions of the dwelling and the use of materials and fenestration. The proposed external appearance of the dwelling, including the design and architectural features of the principal elevation, fails to produce a suitably high standard of design and therefore fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

- Location & Site. Drg no. 01
- Existing plans. Drg no. 02
- Proposed plans. Drg no. 03
- Proposed elevations. Drg no. 04

Report Author Bob Melling