

Application Number:	23/01299/HOUS
Location:	71 Bridgefield Street Rochdale OL11 4EY
Proposal:	Single storey side extension and alterations to fenestration on the rear ground floor elevation
Applicant:	Hafiz Waqas Ali
Case Officer:	Chelsea Petrillo
Determination Date: 9 th April 2024	Extension of Time: 6 th May 2024
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in by Ward Member?	NO

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone (PfE) JDP (2024):

JP-P1 Sustainable Places

JP-S4 Flood Risk and the Water Environment

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

G8 Managing water resources and flood risk

P3 Improving Design of New Development

DM1 General Development Requirements

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

Consultee Responses

Canal & River Trust

The Canal & River Trust is a statutory consultee in Article 18 and Schedule 4 Paragraph z(a) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The current notified area applicable to consultations with us, in our capacity as a Statutory Consultee was issued to Local Planning Authorities in March 2023 for use from 1 April 2023. It comprises three zones that relate to notifications for different types and scales of proposed development.

This application falls outside the notified area for its application scale and location. We are therefore returning this application to you as there is no requirement for you to consult us in our capacity as a Statutory Consultee.

We are happy to comment on particular applications that fall outside the notified areas where there are relevant circumstances. If you would like the Canal & River Trust's comments in this case or any other, please clarify the reason for your consultation when you send it.

Should you have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at

Environment Agency

Thank you for referring the above application to the Environment Agency. We have no objection in principle to the proposed development but wish to make the following comments.

Drainage Officer

The initial consultation response concluded that a firm conclusion could not be made as the submitted Flood Risk Assessment contained errors and did not accurately inform the suitable way in which the development would incorporate floor resilience measures therefore an amended FRA was recieved and sent to the drainage officer for further comments.

02.05.2024

I have read the Flood Risk Assessment for 71 Bridgefield St. dated April 2024 by Mubeen Patel, Planning Consultant. This is a comprehensive report, which makes good sense. The existing property is protected from flooding by a flood defence wall immediately to the NE of the property. The FRA concludes: *There is no material effect on the floodplain due to the proposed development. In addition, as surface water runoff is unchanged, there are no anticipated detrimental effects to upstream or downstream properties.*

As LLFA Officer, I concur with the conclusion. As such I have no objection to the development. Nor do I see a need for a drainage condition.

Amendments

Amendments were sought to ensure the plans accurately reflected the current situation on site. Amendments also included the addition of two windows in the interest of occupier and neighbour amenity as well as the obscure glazing of the north-west window. An amended floor risk assessment was obtained from the agent

Summary of comments from neighbours, consultees and Planning Panel

Letters of notification were sent to surrounding neighbours and a site notice was posted in the vicinity. No public comments were received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	X
Height and massing	X
Facing materials and detailing	X
Roof style	X
Window proportions	X

Bin storage	X
Impact on trees	X

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	X
Light and outlook of application property	X
Remaining garden space of application property	X

Highways and Parking: Are the following acceptable?

Impact on highway safety	X
Parking provision	X

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Drainage: G8 and JP-S4

Policy G8 of the adopted Core Strategy states that it should be ensured that new development (including flood risk mitigation measures) does not lead to any form of increased flooding.

The property is sited within a Flood Zone 3 and sited adjacent to the River Roch therefore it is at the highest risk of potential flooding. A Flood Risk Assessment has been submitted alongside the application and it has been concluded that the property is protected from any flooding resulting from the adjacent river by the existing flood defense wall adjacent to the rear curtilage.

The development is therefore in accordance with policy G8 of the Core Strategy, PFE 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. This permission relates to the following plans:
 - Location Plan
 - 2084/2 Amended Proposed Site Plan, Floor Plan and 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 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 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	02.05.2024	Signed: CPetrillo
Authorisation	02.05.2024	Signed: TH

Report Author Chelsea Petrillo