

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00520/VRCON	Majid Mir	22 August 2023

Address: Whitfield Bottoms, Rosehill Cottage, Whitfield Crescent, Newhey, Rochdale, OL16 4LY

Proposal: Section 73 application for minor material amendments to planning permission 22/00794/FUL comprising of amendment to the footprint of the extension, alterations to fenestration on front and rear elevations and inclusion of conservation windows, and vary condition 5 (roof materials)

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 25 August 2023

SITE

The application relates to a two-storey end of terrace residential property of Rosehill Cottage, located on Whitfield Bottoms and land to the side of the property which is located by the junction of Whitfield Crescent and the lane. The site consists of the dwellinghouse, a detached storage shed/garage on a parcel of land to the side of the dwellinghouse, as well as a rear private amenity space. The terrace properties are constructed of stone, with a mix of natural slate and stone flag roofs. The site is located within the Defined Urban Area, and this part of the terrace is considered to be a non-designated heritage asset.

The site backs onto a row of terrace properties of no. 76 to 90 Shaw Road.

PROPOSAL

The application seeks to vary conditions 2 and 5 of planning permission reference 22/00794/FUL comprising of:

- ② Amendment to the footprint of the part two storey part single storey side extension. The proposed extension would be slightly deeper and also slightly wider.
- ② Alterations to the fenestration on the front and rear elevations. A smaller window is proposed on the ground floor front elevation. To the rear, the application proposes to reposition the ground floor window, and replace the two first floor windows with one smaller window.
- ② Addition of conservation windows. The application seeks to add two conservation style roof windows on the rear elevation of the roof slope.
- ② Submission of roofing details for condition 5 (roof materials). The application proposes to use reclaimed York stone roof tiles and conservation roof windows.

The applicant seeks to make the amendments to the original planning permission due to issues that have arisen during the construction process.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

81/D12879	Alterations To Form Two Dwellinghouses And Two Front Porches. Decision: Grant subject to conditions.
91/D27614	Two Storey Side Extension And The Erection Of Porch. Decision: Grant subject to conditions.
22/00794/FUL	Change of use of land to form extension to existing curtilage including two/single storey side extension and demolition of existing garage and outbuilding. Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Conservation And Design

15/08/2023

The two-storey addition needs to be brought back to the dotted red line as the present width still is not agreeable as most recently proposed. It should still be ensured that all materials and details conditions of the original app are submitted so that we can review those prior to their instatement.

07/07/23

Objection raised in regards to the excessive width of proposed extension. It was not agreeable to change from the approved plans. Verifiable documentation would be required to prove that the alterations as proposed were required due to construction requirements.

Officer Comment: The applicant has since responded with an amended plan to reduce the width as requested.

Highways

Does not raise highways issues.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters and a site notice. No letters of representation were received.

ANALYSIS

Principle of Development

The principle of the proposed development was established by the granting of planning permission 22/00794/FUL. In respect of matters relevant to the assessment of the proposed amendments, an assessment has been undertaken below.

Heritage, Character and Appearance

Policy P2 of the adopted Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Paragraphs 126 and 130 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, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

Records indicate that Whitfield Bottoms appears on the first edition OS map from 1851, with the structure likely being a laithe house (a linear farmstead, with house and barn constructed as a single building). There is also a date stone on the house known as the farmhouse, which states 1787. By 1891, the terrace had been extended to the east and likely included the application site. In the 1980s planning permission was granted to convert Rose Cottage and the neighbouring Hillside Cottage into two houses (81/D12879 refers). The row of terraces are constructed of stone, with a mix of natural slate and stone flag roofs. It is likely that the original stone flags were replaced at a later date with slate on some of the properties. The terrace has been much altered, with later porches and windows. This has left little trace externally of the laithe house. Nevertheless, as a structure which pre-dates 1851, the site meets the criteria for consideration as a non-designated heritage asset.

The impact of a development on a non-designated heritage asset is a material planning consideration. A balanced judgement should be had having regard to the significance of the asset and the scale of any harm or loss.

In regards to the width of the proposed extension, the two storey element would be 7.35m, and the single storey element would be 3.08m wide. The depth of the two storey element would be 5.4m and the single storey element would be 4.7m. On the approved plans, the two storey element is 7.1m wide and 5.25m in depth. The single storey element was 2.8m wide and 4.44m in depth. The overall depth of the proposed extension would be 10.45m wide whereas on the approved plans for the previous application it is 9.8m. It is noted that the prominent element of the proposed extension is the two storey element. The proposed amendment would mean that the two storey element is 0.25m wider than on the approved plans. It was noted by the planning officer in the previous application that although the proposed two-storey side extension would exceed 50% of the width of the original dwellinghouse, it would be set down from the ridgeline of the host property and with the reduction in width of the two storey element would allow for the proposed extension to appear proportional and subservient to the original dwellinghouse. Although the proposed alterations would mean that the proposed extension is wider than on the previously approved plans, the two storey element would only be slightly wider and as such it is considered that the proposed extension would still appear proportional and subservient to the original dwellinghouse.

The proposed alteration proposed in regards to the fenestration are considered to be acceptable. In particular, the alterations to the fenestration to the rear elevation

would represent an improved design that would be more in keeping with the host property. The proposed roof windows on the rear elevation are also considered to be acceptable.

The officer included a condition requiring details of materials proposed for the roof of the approved extension to be provided for approval. The applicant has included details of the roofing materials through a materials schedule. The applicant proposes to use reclaimed York stone roof tiles to match existing and Velux conservation roof windows. These are considered to be acceptable.

In the previously approved application the officer considered that it was acceptable to add a condition requiring matching materials to be used. The applicant has included details in the materials schedule that stated that 'reclaimed punch faced building stone to match existing' will be used for the walls. This is considered to be acceptable. In regards to the surrounds, the material schedule states stone surrounds to match existing will be used. This is also considered to be acceptable. The material schedule also states that oak effect UPVC to match existing will be used for windows and door frames, and brown UPVC rainwater goods, fascias, barge and soffits to match existing will be used. Although it is normally recommended that timber openings and metal rainwater goods are used, the officer included a condition in the original permission requiring matching materials to be used. As such it is considered that it would not be appropriate to object or require alternatives. It is considered appropriate to retain the condition requiring matching materials to be used.

In conclusion, it is considered that the proposed development would have a neutral impact on the significance of the non-designated heritage asset, and the proposal would therefore accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council Residential Development SPD and the guidance contained within the NPPF.

Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 130 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

Noise and Disturbance

The site is located within a residential area. The proposed use would share an acceptable relationship with the neighbouring properties, and would not result in any significant increase in noise and disturbance.

Neighbour Amenity

The Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development 2016 (SPD) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Due to the siting of the proposed development, it is considered it would not result in an unacceptable loss of sunlight or daylight to neighbouring properties.

The application proposes one window at first floor level on the rear elevation of the proposed two-storey side extension. This would be for the dressing room for the proposed bedroom. Section 4.1 of the SPD lists various space standards that new developments should adhere to. Of relevance to this development is:

- i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.

The rear elevation and window would be angled facing towards the residential properties of nos. 76 to 90 Shaw Road. It is noted that there is a significant height difference between the applicant property and the properties on Shaw Road. As such, the single storey element of the proposed extension would appear like a two storey structure and the two storey element would appear like a three storey structure. Due to the angle of the proposed extension, it would be sited between approximately 19.9m and 25.6m from the rear elevations of these properties. It is however noted, the window itself, would be sited approximately 21 metres from the rear elevations of the properties on Shaw Road. In regards to the distance to the boundary, the two storey element of the proposed extension would be sited between approximately 16.9m and 22.5m from the rear boundary. When compared to the previous application where two windows were proposed, the officer stated that 'whilst it is acknowledged that the proposed habitable room window to facilitate a bedroom would not meet the required 21m as outlined by Section 4.1 of the SPD, and that there are some ground level differences between properties, due to the proposed angling Officers consider that the proposed development would not result in a significantly unacceptable impact on the amenity of neighbouring properties to the rear by way of overlooking and a loss of privacy.' As such it is considered that the proposed two storey element is acceptable in regards to the amenity impact on the properties along Shaw Road.

In regards to the single storey element, it is noted that this would be sited behind existing garages on a neighbouring site. As such it is considered that the single storey element would be screened by the existing garages and as such would not unduly impact on the amenity of the properties on Shaw Road.

To the front, a bedroom window would be sited on the first floor. The minimum distances above would be retained and as such it is considered that the proposal would not unduly impact on the amenity of the neighbouring properties to the front.

Occupier Amenity

The proposal would provide adequate light and outlook for all habitable rooms.

Conclusion

In light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would provide an acceptable level of amenity for future occupiers in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

The highways department raised no objection to the previous proposal and considered that the proposed amendments would not raise any highway issues. As such, the proposal would not result in a detrimental impact on highway safety and congestion, and would comply with adopted Rochdale Core Strategy policies T2 and DM1 as well as the NPPF.

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

1. **The development must be begun not later than three years from 24 January 2023.**

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:**
C2046-PL-200-01 Rev 2 - Existing & Proposed GA Plans. Received by email on 21/08/23
C2046-PL-700-03 - Location Plan
C2046-PL-700-05 Rev 2 - Proposed Site Plan. Received by email on 21/08/23
C2046-EL-200-01 Rev 3 - Existing & Proposed Elevations. Received by email on 21/08/23
C2046-VS-200-02 Rev 4 - Proposed Axonometric Views. Received by email on 21/08/23

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. No above ground works shall take place until full details of the proposed windows, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The stonework used in the construction of the exterior of the development hereby permitted shall match that used in the construction of the exterior of the existing building in colour, form, type, size, texture and the method of coursing and pointing.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. **The roof of the hereby approved development shall be constructed using reclaimed York stone roof tiles and conservation roof windows as shown in the 'Material Schedule' and received by email on 15/08/2023.**

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure 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.