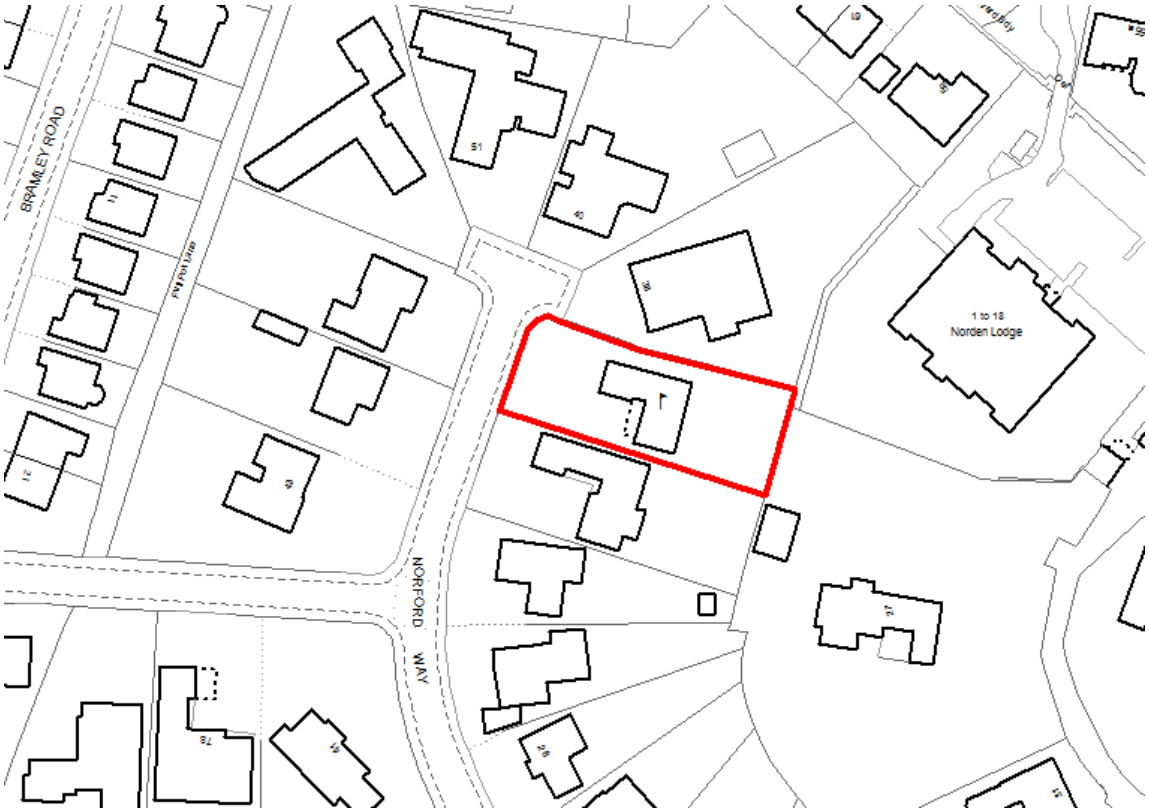
Report to Planning and Licensing Committee

Date of Meeting	21st January 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
Report Author	Richard Whittaker
Public/Private Document	Public

Application: 20/01364/HOUS	**Township:** Rochdale	**Ward:** Bamford
Applicant: Khaser Ahmed	**Agent:** Farhan Rama	
Site Address: 36 Norford Way, Bamford, OL11 5QS		
Proposal: Proposed part single, part double storey extension to front and rear of house. Revised submission of app 20/00348/HOUS with juliet balconies added to rear bedrooms		

SITE LOCATION



DELEGATION

1.1 The application is referred to the Planning and Licensing Committee in accordance with the scheme of delegation as the recommendation of Officers conflicts with a previous relevant decision of the Committee.

PROPOSAL SUMMARY

2.1 Proposed part single, part double storey extension to front and rear of house. Revised submission of app 20/00348/HOUS with juliet balconies added to rear bedrooms.

RECOMMENDATION

3.1 That planning permission be **GRANTED** subject to the schedule of recommended conditions.

REASON FOR RECOMMENDATION

4.1 The proposed extension while visually prominent would comprise an acceptable, contemporary addition to the application property, by virtue of its design when compared to surrounding properties. The development would not adversely impact upon the amenities of the occupiers of the neighbouring properties. The proposed development would therefore accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

BACKGROUND

This application is a like-for-like resubmission of the proposals submitted under 20/00348/HOUS, which was determined by Planning and Licensing Committee on 6th August 2020. The committee resolved to grant planning permission, but subject to an additional condition stipulating the omission of Juliet balconies and replacement with conventional windows.

Planning permission was issued accordingly but the applicant has re-submitted the application in its entirety wishing to build out the scheme with the originally proposed Juliet balconies. The officer assessment set out below therefore is largely a repeat of the previous committee report associated with 20/00348/HOUS for which officers recommended approval, and do so again with this repeat application.

SITE

The application relates to a detached two storey dwelling located in the Bamford area of Rochdale. The immediate street scene is a cul-de-sac made up of a mixture of detached two storey and single storey houses. The dwellings along this section of street scene each have a different appearance and share no distinctive building line with the properties having a staggered layout when viewed from the street scene. Whilst there is a mix of property types at this location, a number of houses at this location have benefitted from first floor extensions to form two storey dwellings.

The application property demonstrates an L shaped layout with a distinctive sloping roof design over an extending projection forwards of the front elevation. The roof continues from the highest ridge point of the roof down towards the front projection which at its point closest to the highway is single storey eaves height. This feature has an existing narrow front dormer window which from plans show serves a storage space above the existing garage.

Another distinctive feature of this property is the large oversized eaves which overhang the dwelling on all elevations. There is an existing first floor balcony across the front elevation of the property which is sited above a front ground floor terrace area directly in front of the main entrance to the property.

The existing building has been constructed from a mixture of different materials including stone and white render.

At the time of the Case Officer's site visit partially constructed front and rear extensions were attached to the property.

Numbers 34 and 38 Norford Way are located to the south and north of the application site respectively. Owing to the slight incline at this location, number 34 is located is a slightly lower positon than the application property. Number 34 is a single storey bungalow property whilst the other neighbouring property, number 38, is a two storey property that has recently been converted from a single storey bungalow.

PROPOSAL

As per 20/00348/HOUS, the application seeks permission for a two storey front extension, front porch and single and double storey rear extension including alterations to fenestration and external part-rendering. This would include the installation of 2no Juliet balcony features to the first floor aspect of the rear elevation.

The front extension incorporates four elements. Two gable fronted two-story projections, one being a partial dormer and both incorporating apex glazing, a central two-storey flat roofed feature with full height glazing, and a single storey flat roofed garage extension projecting forward of the northernmost two-storey gable features.

The part two storey, part single storey rear extension is the same design and scale previously approved under application 19/00607/HOUS, with the addition of two Juliet balconies to the first floor. The full extension projections 4m, and the single storey is situated on the left hand side, near the boundary with no. 34 Norford Way. It would be fitted with a lean to roof and would be approximately 4.8m in width.

The two storey rear extension would span the remainder of the rear elevation (9.4m) and would have a dual pitched roof. There would be two French doors with Juliet balconies to serve two additional bedrooms on this first floor.
The ground floor would have three sets of bi-fold doors to the rear elevation.

The mix of white render, artificial stonework and grey/black window and door features together with the mix of architectural styles gives the extension a contemporary appearance.

DEVELOPMENT PLAN

Adopted Rochdale Core Strategy (CS) 2016:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Supplementary Planning Documents:

Guidelines and Standards for Residential Development (June 2016)

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

RELEVANT HISTORY

78/D07454 – Balcony to front of dwellinghouse - Granted

17/01151/HOUS - Two storey front extension including balcony and basement level recreational room, two storey rear extension, together with alterations to existing dwelling including the application of external timber cladding to ground floor front elevation, changes to fenestration and replacement of balustrade to balcony. – Withdrawn

18/91298/HOUS - Two storey front and front porch, two and single storey rear extensions together with alterations to existing dwelling including the application of external render to all elevations and replacement of balustrade to balcony. Refused for the following reasons:

1. "*The proposal, by virtue of the design, width and forward projection of the two storey front extension, would result in a prominent, poorly designed and incongruous addition that would harm the character and appearance of the property and the streetscene. The proposal is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines & Standards for Residential Development' and the National Planning Policy Framework."*

2. "*The proposal, by virtue of the scale, massing and extent of the forward projection of the proposed two storey front extension, would result in an overbearing form of development giving rise to loss of light and outlook to the ground floor kitchen windows in the side elevation of 38 Norford Way to the detriment of the amenity of the existing and future occupants. The proposal is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines & Standards for Residential Development' and the National Planning Policy Framework."*

19/00607/HOUS - Two storey front extension, porch and single and double storey rear extension including alterations to fenestration and external part-rendering – Approved

20/00348/HOUS - Two storey and single storey front extensions together with single and two storey rear extension including Juliet balconies to the rear elevation; including alterations to fenestration and external part-rendering (part retrospective) – Approved

CONSULTATION RESPONSES

None.

TOWNSHIP PLANNING PANEL

None.

MEMBER REPRESENTATIONS

None.

PUBLIC REPRESENTATIONS

Objection Reps	3	Support Reps	0	Neutral Reps	0

Letters of notification were sent by the LPA to surrounding neighbours. Three representations have been received. The objections have been summarised below and are addressed in the following report:

- The application is an attempt to push the proposed Juliet balcony features through a second committee
- Overbearing impact and visual intrusion (through size of development)
- Overshadowing (through size of development)
- Loss of privacy (through introduction of Juliet balcony features and raised garden level)
- Overdevelopment of site (due to size of development)
- Drainage issues (through introduction of a raised garden level)

ANALYSIS

Design & Appearance

1. In the context of the street scene as a whole and the wide variety of house styles, coupled with the significant setback from the highway, the overall scale and massing of the proposed front extension is considered to be acceptable. The design is considered to be attractive with contemporary features which would not be detrimental to the visual amenity of the street scene given the contemporary design of no.38 Norford Way. Number 38 has influenced the materials and window details of this proposed development.

2. It is noted that the design of the front extension and garage projection is an improvement upon the mass, scale and bulk of a previously approved scheme (19/00607/HOUS). That scheme incorporated a lengthy front projection that stepped downwards, thus retaining two-storeys of height under a shallow pitched roof.

3. The proposed rear extension is large but the scale and massing is acceptable given the rearward siting, and lack of impact on the street scene. It is also largely the same as a previously approved scheme

(19/00607/HOUS). The proposed materials finish of this element is acceptable given the existing elevational treatment with a rendered finish. A significant amount of glazing would be inserted across the ground floor rear elevation through the installation of three sets of bi-folding doors. These are not uncommon in contemporary re-developments and are satisfactory in respect of visual appearance.

4. In light of the above, the design of the proposal is considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD and the NPPF.

Amenity

5. The proposed two storey rear extension accords with the projection limits contained within the SPD. The SPD allows for two storey rear extensions to project to a point drawn from a 30 degree angle taken from a 2.4m point from the rear of the neighbouring dwelling of 38 Norford Way, along the common boundary. As such, it is considered that the rear extension is not considered to harmfully affect neighbour amenity at this location. The two storey element is also sited away from the boundary shared with no. 34.

6. The single storey part of the rear extension is also within the projection limits of the SPD which allows, for detached properties, a projection to a point drawn from a 45 degree angle taken from a point 4m from the rear of the neighbouring dwelling at 34 Norford Way along the common boundary.

7. It is acknowledged that there is a modest differential in levels between the rear of the application property and the rear garden of No. 34 Norford Way. However, this is not considered to be of such a magnitude that it would result in the rear extension being unduly overbearing.

8. Whilst the mass of the extension and its windows will not have an impact on the amenities of the occupiers of no.34 in terms of the property itself, it is noted that this neighbouring property has a sitting out area towards the rear of the garden. There will be an additional modest impact in terms of overlooking of the rear part of the neighbouring rear garden area of No. 34 through the siting of proposed bi-folding doors, but it is noted that the same situation would result through the exercising of permitted development rights. As such, it is not considered that a higher boundary treatment is a necessary requirement to make the development acceptable. It is also noted that the bi-fold doors are an element of the previously approved scheme that is currently under construction.

9. The inclusion of a Juliet balcony in the rear elevation of the rear extension would result in an increased perception of being overlooked in the rear garden area of no.34 Norford Way. However, this would not be significantly increased compared to an ordinary window, as there would

be no opportunity for sitting out externally, and furthermore the windows would be sited at an oblique angle from the neighbour's rear garden patio, as they would be positioned within the two-storey element further north. The rear garden space of no.38 is angled away from the rear elevation of the applicant property and would not be overlooked by the Juliet balconies.

10. The side facing bedroom window at first floor level overlooking the roof of No. 34 Norford Way is an existing feature. The side facing bedroom window facing No. 38 Norford Way is an existing feature.

11. The neighbouring property at number 38 Norford Way features side windows facing towards the application property, including at ground floor level, two windows which are the only windows serving the kitchen. Whilst it is acknowledged that the additional height and projection of the front extension will have some additional impact on these windows, it is not considered that the impact would be unduly overbearing. Existing dense vegetative screening which would be retained already limits the outlook from these windows which was already constrained by virtue of their positioning. Whilst there would be some degree of reduction in early evening sunlight reaching these windows, this would not be to an extent to warrant a refusal of planning permission.

12. Whilst the concerns in respect of increased impacts in relation to overlooking, loss of privacy and overbearing impact to No. 34 Norford Way are noted, it is not considered that the proposed development would unduly affect the living conditions of these or any other occupiers. The application therefore accords with Core Strategy policy DM1, the SPD and the NPPF.

13. In light of the above, the proposed extension would not unduly impact on the amenity of the occupants of neighbouring properties and would therefore accordance with policy DM1 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD and the NPPF.

Highways and parking:

14. Sufficient off-street parking provision and manoeuvrability would remain as a result of the proposed development.

Other matters

15. Concern has been raised in respect of the garden level of the application property being raised and the impact of this on loss of privacy and drainage / localised flooding. Temporary localised surface water flooding of which evidence has been provided is likely to be addressed once the development has been completed and the roof and hard surfaced areas are properly connected to the drainage system. A condition requiring a detailed landscaping scheme including details of the formation of any

banks, terraces or other earthworks, hard surfaced areas and materials and planting plans is recommended.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves to:

a) **GRANT planning permission** subject to the below schedule of 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 related to the following plans:-
   - This permission relates to the following plans:-
   - Location plan
   - Materials
   - Existing plans, elevations and site plan – dwg.no:- PL01
   - Proposed plan, elevations and site plan – dwg.no:- PL02

   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. The materials used in the construction of the exterior of the development hereby permitted shall match the details submitted with this application 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.

4. (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.
(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.