

Application Number:	23/00006/HOUS
Location:	20 Foxglove Court Rochdale OL12 6XF
Proposal:	Two storey side extension, two storey rear extension following demolition of existing conservatory and alterations to fenestration on ground and first floor side elevation
Applicant:	Mr Andrew Keggin
Case Officer:	Sam Yuen
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
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 20 Foxglove Court, a two-storey detached dwelling located in Healey. The dwelling is adjacent to no. 22 Foxglove Court to the south-east and faces the highway to the north-east. The rear boundary of the curtilage borders the rear curtilages of nos. 1 and 3 Harwin Close to the south. The property is situated at the end of a cul-de-sac of detached dwellings and adjoins Paton Street to the north-west which is on an elevated level. The dwelling benefits from a large garden to the rear.

Description of Proposal

Planning permission is sought for a two-storey extension which projects 4m from the rear elevation of the host dwelling. It comprises of two cross gabled roofs with matching ridge and eaves height. The application also proposes a two-storey extension which projects 3.12m from the north-west side elevation of the host dwelling and continues the pitched roof form of the host dwelling.

In addition, the proposed plans indicate the addition of windows to the first-floor south-east side elevation wall to accommodate an en-suite.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The only highway concern regarding this application is vehicular access to the proposed garage. From the submitted plans it would appear that access is restricted to the garage by driveway length as there should be a clear 5.5 metres area directly in front of the garage door. The submitted plans show an oblique approach to the garage for vehicles making access difficult.

The proposed garage would be below the level of the adopted footway leading from Foxglove Court to Paton Street so we would need assess the gradient of any driveway to ensure that the garage is accessible and has no detrimental impact on the adopted highway.

There would appear to be adequate parking for the extended property.

There should be no impact on highway capacity if the development was to be approved.

The application would have no impact on the existing servicing arrangements for the dwelling.

If the driveway to the garage issue could be resolved Highways would raise no objection to this application.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

National Planning Policy Framework (NPPF)

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).

Amendments

Amendments were made to the internal layout to alter Bedroom 3 to an en-suite and hot water tank room.

Assessment

Design: DM1 and P3

- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, 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.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ❑ The proposed two-storey side and rear extensions constitute a substantial enlargement and would not appear subservient to the host dwelling. However, given its detached built form, its siting at the end of Foxglove Court and below adjacent Paton Street, which together ensures the proposal would not appear obtrusive and dominant from the street scene, it is considered the proposed development would not have adverse impact to the character of the surrounding area.
- ❑ The proposed side extension would be located at the end of the cul-de-sac and would be sited along a building line where dwellings are arranged in a way in which each dwelling is set back from the adjacent property. For these

reasons, there are no concerns with regard to the harm arising from potential 'terracing effect'.

- ☐ The pitched roof form of the proposed side extension would appear in keeping, as would the cross gabled roofs of the proposed rear extension which would be acceptable.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ Adequate storage space for refuse bins to be stored out of public view would be retained to the south-east side elevation of the host dwelling.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *"do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*
- ☐ In particular, section 4.1 states the following minimum space standards for development proposals:
 - ☐ *"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."*
- ☐ Additionally, section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - ☐ *"For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)."*
- ☐ Section 5.9 of the SPD states two storey extensions projecting *"beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)"* would not normally be granted planning permission.
- ☐ The proposal does not directly face any properties to the front and rear and has an intervening distance of 20m from the rear curtilage boundary of no. 1 Harwin Close. The proposed two-storey extension also does not project beyond the rear elevation of adjacent no. 22.
- ☐ Taken as a whole, it is considered the proposed development would not result in significant amenity harm to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposals would result in the addition of bedrooms from four to five and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The proposed development would retain two off-street parking spaces to the front driveway, therefore the proposed parking arrangements are acceptable in accordance 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. The permission relates to the following plans:

- ☐ Location Plan – Drawing No. 4902-22-100
- ☐ Existing and Proposed Site Plan – Drawing No. 4902-22-03 Rev. A
- ☐ Existing and Proposed Floor Plans – Drawing No. 4902-22-01 Rev. B
- ☐ Existing and Proposed Side Elevations – Drawing No. 4902-22-04
- ☐ Existing and Proposed Front and Rear Elevations – Drawing No. 4902-22-02 Rev. B

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 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the en-suite windows in the first floor on the south-east and north-west side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	19/04/2023	Signed: SY
Authorisation	20/04/2023	Signed: RK

Report Author Sam Yuen