

Application Number:	23/00615/HOUS
Location:	1 Broadhalgh Rochdale OL11 5LX
Proposal:	Single storey side extension, first floor side extension over existing garage together with part single, part two storey rear extension including Juliette balcony following demolition of existing conservatory. Insertion of 4no roof lights, and 3 rear dormers. Conversion of existing integral garage and loft space with alterations to existing roof and raising eaves height. Alterations to fenestrations on all elevations including canopy over existing front door and composite timber cladding to front elevation.
Applicant:	SABRINA ALAM
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

1 Broadhalgh is a detached residence located along a private road off Bamford Way which borders a public Right of Way. The plot on which the dwelling is sited is of substantial size and shares curtilage boundaries with 2-4 Bamford Way, 2 Winchester Close and 3 Broadhalgh. The property sits adjacent to the rear amenity space at 20 Canterbury Close by which large established trees run between. The property has previously been the subject of works in the mid 80's which permitted a large expanse of development to the original south side elevation.

Description of Proposal

Permission is sought for the following works to the existing property;

- A single storey side extension set 1m back of the front elevation and projecting 2.7m from the north elevation with a depth of 8.2m including 3no roof lights to the lean-to roof slope

- A first floor pitched roof extension above the existing side garage extension along the south elevation together with a two-storey pitched roof front gable extension duplicating the scale and proportions of the existing front gable
- A part two-storey / part single storey rear extension spanning the full width of the rear elevation. The single storey rear extension element would be set in 0.9m from the north side elevation, span 7.4m in total length, constructed in white render and have a flat roof together with three bespoke large glazed doors.
- A 4.5m flat roof canopy above the existing front entrance
- Raising of the existing ridge height by approx. 1.9m together with the insertion of 8no roof lights to the front roof slope
- Three pitched roof rear dormer extensions, each 1.5m in overall height and 2.2m in height
- Alteration to fenestration to front and rear elevations including insertion of a Juliette balcony of the rear extension
- Composite timber cladding to the partial ground floor of the front elevation

Relevant History

85/D18505 Private Garage and First Floor Extension over Existing Garage
Granted November 1985

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

It would appear from the submitted plans that there would be no impact on the existing parking arrangements for the extended dwelling.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties. No letters of representation were received

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

It was considered the initially proposed design was a little unresolved in its overall nature therefore amendments were sought to for the following;

- Reduction of the initially proposed roof pitch
- Removal of the white render to the front elevation and cladding to the upper floor of the front elevation
- Reduction of the number of roof lights to the front roof slope
- Windows to front elevation slightly altered to reduce expanse of glazing

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Adopted Rochdale Core Strategy (CS) 2016 require new development to demonstrate high quality design. Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 outlines that all new development must "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." Furthermore, Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

The overall design of the proposal would adhere to good design principles to produce a transformation of the existing dwelling which is compatible with both the existing character of the area and the scale and massing of the existing dwelling. The upgrade of the existing rear conservatory to a rendered flat roof single storey extension is considered an update to an otherwise outdated addition to the dwelling.

It is acknowledged the overall design of the dwelling, as proposed, would differ from those existing along Broadhalgh however, given the siting of the plot is located on a private road off Bamford Way and the dwelling is sited back of the front boundary, public views to the dwelling are considered limited. Further to this, a row of substantial trees run between the private road and the adjacent public Right of Way which would provide a degree of screening to this property when navigating along Bamford Way.

The materiality of the proposal utilizes existing red brick to the external faces of the dwelling and employs timber cladding to the front porch to incorporate a contemporary feature addition to the dwelling. The white render to the single storey rear extension, although not an existing material, is considered acceptable by virtue of its screening from public vantage points therefore is not considered to impact upon the existing street scene giving views to the rear of the property are limited.

The dwellings along Broadhalgh would appear to follow a consistent aesthetic in relation to window design and proportions. The new proposal seeks a contemporary upgrade in this regard with the existing cross bar white UPVC windows altered to grey UPVC in which, as outlined above, the siting of the plot would mean the change from white to grey UPVC would not be seen from much of the surrounding public points. The proportions would remain the same and be consistent throughout the dwelling which is considered to respect the existing visual amenity and details and

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 Rochdale Core Strategy and SPD state that new developments should not have a harmful impact on residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, the guidelines state that although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm.

The SPD sets out guidance for two storey and first floor extensions to the rear to which the following principle is relevant:

Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project 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)

The proposed block plan does not indicate the extension would surpass a point 2.4m when measured along the common boundary shared with 3 Broadhalgh therefore the additional impact to this property is considered minimal when taking into the existing rear conservatory which projects 5.3m forward of the neighbouring rear elevation closest to the shared boundary.

The separation distance, post development, between the rear of the application property and that directly adjacent at the rear, 2 Winchester Close, would be approx. 26m which is considered a sufficient distance for the rear dormers and upper floor habitable room windows and balcony to not pose any unacceptable overlooking concerns, particularly because the separation distance from the rear elevation and rear common boundary would be 15m. The amenity impact is considered limited to the neighbours at the rear.

The dwelling border's no.2 Bamford Way to the south to which the existing side garage extension along the south side elevation extends up to the shared boundary. Whilst the first floor extension will be constructed above this existing garage therefore matching the proportions and also extending up to the common boundary, there may be a slight degree of an overbearing impact to the rear garden at the neighbouring property. However, given the extent of amenity space available at the rear and sides of this property, it is not considered the impact of this first floor extension would be so severe it would warrant a reason for refusal. Further to this, the adjacent property is to the south, therefore the first floor extension is not considered to pose any loss of light to the rear garden.

It is noted the rear elevation of no.2 Bamford Way features two upper floor windows to which, post development, would host an approx.13m separation distance from the south side elevation of the application property. The SPD requires "14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room". The shortfall of 1m is not considered to be so significant it would warrant a reason for refusal on this basis alone. To reduce the projection of the first floor would offset the approach to mirroring the existing gable and given the relatively open nature of the dwellings in this vicinity by virtue of their scale, the proposal is considered, on balance, acceptable in this regard.

Occupier amenity is assessed under Section 4 and paragraph 5.4 of the SPD. In line with minimum separation distances for principal windows, all windows, except that outlined above, are considered to comply with guidance in this regard and would receive sufficient light and outlook. Sufficient outdoor space will be retained for use as a private garden by the occupiers.

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

Plans indicate the one of the existing garages will be converted to habitable living space to which the garage to the south most part of the house will be retained. This, together with the generous front driveway, would provide adequate on-site parking and be in exceedance of the maximum number of parking spaces required for a 7-bed dwelling. The proposal is not considered to impact upon highway or pedestrian safety in any way.

The proposed parking arrangements are therefore 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. This permission relates to the following plans:-
 - 22.2993.5 Existing & Proposed Block Plans
 - 22.2993.15B Rev B Existing & Proposed Street Scene
 - 22.2993.13C Rev C Proposed Front & Rear Elevations
 - 22.2993.14A Rev A Proposed Side Elevations
 - 22.2993.10A Rev A Proposed Ground Floor Plan
 - 22.2993.11B Rev B Proposed First Floor Plan
 - 22.2993.12A Rev A Proposed Second Floor Planand 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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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	19.10.2023	Signed: CP
Authorisation	23.10.2023	Signed: TH

Report Author Chelsea Petrillo