

Application Number:	22/01603/HOUS
Location:	128 Furbarn Road Rochdale Rochdale OL11 5QR
Proposal:	Two storey front and side extension and single storey rear extension with first floor balcony to rear with alteration to fenestration on all elevations and render to all elevations following demolition of front garage and rear bay window
Applicant:	Mr and Mrs Tony and Donna Loftus
Case Officer:	Chelsea Petrillo
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 128 Furbarn Road, a two storey detached residential property located in the Norden ward of Rochdale. The site is located on the adjoining site next to Scott House – a Non-Designated Heritage Asset located on Clay Lane. The site benefits from a detached rear garden, an approx.20m pool house to the rear, off-road parking and generous front and rear garden space.

Description of Proposal

Planning permission is sought for the erection of a two-storey front and side extension and single storey rear extension with the addition to a first floor balcony above. The application also proposes alteration to fenestration on all elevations as well as render to the front and sides as well as the single storey rear extension. The dwelling is to remain in red brick on the existing rear elevation and pool house.

Relevant History**05/D46273**

FIRST FLOOR SIDE EXTENSION TO DWELLING
Granted Subject to Conditions 02.12.2005

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representations 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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

It is acknowledged the application seeks permission to significantly redevelop the existing dwelling, proposing a substantially larger scale and using a vastly alternative material palette than the one currently on the existing dwelling. However, although the dwelling would be of a conspicuous scale, given the dwelling is situated on a substantially large plot and heavily shielded by large trees, this is thought to be acceptable given it would be out of view and not within any direct "street scene". With regards to the surrounding plots, it is considered that dwellings on Furbarn Road and Clay Lane comprise a mixture of

built form and scale therefore this application will be judged on its own merits rather than in comparison to the surrounding dwellings.

The proposed extensions and alterations to the dwelling seek to employ a vastly contrasting design vernacular to the existing dwelling, utilising two dramatic gable roof forms separated by a steep angled roof to emphasize the scale of the property and the use of render and bespoke glazing to create a more contemporary and contrasting appearance.

Whilst many dwellings along Furbarn and Clay Road have sought similar approaches in dramatically increases the scale of the existing house, it is considered the proposed approach would not appear out-of-keeping with the plots in the area.

Whilst much of the aforementioned design is sited to the front elevation, the prominence of such features are considered to be constrained from public viewpoints, and their impact to the host dwelling would be limited.

It is noted the original build of the property features a staggered layout to which part of the side elevation (including the pool house) projects further north than the rest of the dwelling. Proposed plans indicate the new right hand side gable extension to project 2.7m north of the existing side elevation. Although the proposed front and side extension would be built with the same ridge height as the existing, this is not thought to harm the character of the original dwelling through lack of subservience given it would form an alternative front elevation which would be in keeping with the proposed contemporary scheme.

The single storey-rear extension is thought to be a suitable addition to the dwelling where the addition of large bi-folding doors would be suitable and in keeping with the large bespoke glazing proposed to the front elevation as well as the four sets of double doors on the pool house.

Limited details on the proposed materials have been provided. It is considered that in order to promote a satisfactory standard of design, prior to any above ground works, exact details and specifications of the external materials are to be submitted to and approved in writing by the LPA. The use of render would be in keeping with the contemporary approach to which it would be constructed on the front, side and single storey rear extension. Whilst the rest of the dwelling, including the pool house, will remain in its original red brick, the contrasting appearances of the materials is deemed to be acceptable given the rear elevation and the pool house would be sited to the rear.

Bin storage arrangements are not thought to be affected by impacted by development given the side pass through between the south elevation of the dwelling and the site boundary is not compromised.

Subject to the recommended condition of providing full details of material appearance, it is considered the proposed extensions and alterations constitute a satisfactory standard of design and would not unduly pose an unacceptable impact to the character and appearance

of the existing site, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

Although Paragraph 5.1 of the SPD “Extensions and alterations to existing properties, including dormer extensions, should be carefully designed to protect the amenity of the occupants of adjoining properties”, as mentioned above, the dwelling is situated centrally on a generously large plot to which it is shielded by large trees set back from the Furbarn Road Highway.

The proposal would see the provision of the alteration to fenestration and additional roof lights to the front portion of the roof pitch. With reference to the sites situated either side of the host property, Scott House and 126 Furbarn Road, it is noted they are both shielded by large trees therefore the impact of these alterations is thought to be minimal and not pose any overlooking or loss of privacy impact. It should be noted the two-storey front and side extension would host windows to the north elevation which would face the adjoining property to the north, 126 Furbarn Road, however given the existing fenestration already in place, this is not thought to pose any further loss of privacy concerns to the adjoining neighbour.

The addition of a first floor balcony situated above the proposed single storey rear extension would be deemed acceptable given the front elevation of the adjacent house to the rear, 132 Furbarn Road, is situated 37m from the original rear elevation.

Owner amenity, post development, is not thought to be negatively impacted from the proposed work given each room would host generously large windows with the exception of the dining room which would receive sufficient light from large window in the proposed family area and bi-folding doors of the single storey extension. It should be noted the new internal design of the dwelling would be largely open plan to which the rear elevation of the house would face south-west therefore would gain an adequate amount of light throughout the dwelling.

The footprint of the proposed dwelling would increase significantly. Despite this, the existing plot size is generous to the extent that it would retain a suitably sized rear garden area following the proposed works.

The site has an existing and lawful use as a residential dwelling. Given the proposed development would not increase the capacity of the site, it is not considered that any material circumstances exist that justify the view that regular residential use would result in levels of noise and disturbance that exceeds what would be typical of a residential dwelling.

In view of the above assessment, the two storey front and side extension, single storey rear extension and alteration to fenestration on the existing dwelling 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

The proposal would retain off-street parking for 2+ car parking spaces following demolition of the existing car port given the site hosts a driveway to the front and side which would have the provision to exceed maximum car parking standards contained within appendix 5 of the Core Strategy. Further to this, the site lies on a quiet residential area with no through access and it is not considered that the proposal would result in any undue impacts to public or highway safety. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 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;
 - 648-01 LOCATION/BLOCK SITE PLAN
 - 648-02 EXISTING GROUND FLOOR PLAN
 - 648-03 EXISTING FIRST FLOOR PLAN
 - 648-04 EXISTING ROOF PLAN
 - 648-05 EXISTING ELEVATIONS
 - 648-06A PROPOSED LOCATION/BLOCK/SITE PLAN
 - 648-07C PROPOSED GROUND FLOOR PLAN
 - 648-08C PROPOSED FIRST FLOOR
 - 648-09B PROPOSED ROOF PLAN
 - 648-10A PROPOSED ELEVATIONS
 - 648-11A 3D IMAGING

And the development must be carried out in accordance with the 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. 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	15.02.23	Signed: CP
Authorisation	16.02.23	Signed: AT

Report Author Chelsea Petrillo