

APPLICATION NUMBER: 24/00412/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO. CASE OFFICER

24/00412/HOUS

Aimee Bovaird

DETERMINATION DATE 03.07.2024 EXT OF TIME 17.07.2024

Address: 406 Bury Road Rochdale OL11 5EU

Proposal: Two storey side and part single storey front extension

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

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION GRANT subject to conditions

CHECKED AND SIGNED OFF BY: LA DATE: 17.07.24

SITE

The application relates to 406 Bury Road, a two storey detached dwelling in Rochdale. The site is accessed off Bury Road and the cul-de sac is made up of two residential dwellings. No 404 is adjacent to the east, west of the site is Oaklands Care Home. The dwelling has a rear garden that borders two football pitches. The dwelling has a long driveway and front garden.

PROPOSAL

The application seek permission for a two storey side and part single storey front extension. The dwelling currently has a store, study room, kitchen, livingroom/dinning and kitchen on the ground floor and five bedrooms and an ensuite on the first floor.

The proposal will remove the store for an increased living room and kitchen on the ground floor and on the first floor re arrange the layout to provide three bedrooms, two en-suites, bathroom and store.

The single storey front extension will 1.9m from the house, sitting flush with the existing front elevation and have a pitched roof. The two storey extension will project over the existing ground floor and extend 3m from the rear elevation, the eaves and ridge height will match the existing.

The proposed materials will match the exiting materials on the host dwelling.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub - Regional

Places For Everyone

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

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

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

22/01604/HOUS - Part two, part single storey front and side extensions and a two storey rear together with alterations to fenestration to all elevations – Refuse

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties. No comments have been received.

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 development is large in scale as the proposed ridge height is the same as the existing, the two storey extension will extend on top of the existing garage and extend 3m out from the rear elevation. This is acceptable as the roof is hipped and from the front it will not appear dominant.

The single storey front extension will sit flush with the front elevation and this is considered acceptable as it is a single storey and will be subservient to the host dwelling.

The side extension will be set back 1.9m from the main front elevation and this will avoid a ‘terracing effect’. The SPD sets out a first floor extension should be set back 2m. On balance this is considered acceptable due to the location of the site being set back from the highways and there being two houses within the cul de sac this will not result in a terracing effect.

Materials proposed will be in keeping with the host dwelling and the additional windows proposed will also be in keeping with the host dwelling, overall the design is considered acceptable.

There will also be sufficient space for bins at the front or rear of the property.

It is noted the neighbouring dwelling no.404 Bury Road has applied for the same proposal and will be of the same design, this will keep the design consistent with the surrounding area if approved.

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.”* The Guidelines and Standards SPD sets out guidance for side extensions.

The proposed rear extension would accord with the projection limits set by the SPD for two-storey rear extensions as it would not extend beyond either a 30 degree line drawn from a point 2.4m along the common boundary with no 404. As such, it is considered that the rear extension would not have an undue overbearing impact upon the rear amenity space and habitable room windows belonging to the neighbouring properties.

Furthermore, the proposed rear extension would not directly face any residential properties within 21 metres to the rear as there is football pitches to the rear of the property. This complies with the SPD and overall the development would not result in a negative impact on amenity for neighbours.

The proposed extension includes a habitable room to the front of the dwelling, there are no houses opposite the site. This window on the front elevation will provide sufficient light to the bedroom and will not have a negative effect on the amenity of surrounding occupiers.

In light of the above, 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 driveway to the front of the house is long and therefore the site is set back from the highway. The proposed development will not negatively affect the highways and space for two off street spaces remains.

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. The permission relates to the following plans:
Location Plan

Proposed elevations and site plan drawing 2152/3
Proposed floor plan and site plan 2152/2

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.

Procedure 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.

Report Author Aimee Bovaird