

Application Number:	23/01376/HOUS
Location:	53 Clay Lane Rochdale OL11 5RH
Proposal:	Proposed single storey rear extension, first floor side extension, first floor rear extension, erection of a porch with covered roof canopy, alterations to front bay window, insertion of 2no first floor windows to side elevation and erection of detached outbuilding
Applicant:	Mr Nicholas Leech
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 16.02.2024	EXT OF TIME
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

53 Clay Lane is a two storey detached residence in the Norden ward of Rochdale, northwest of the town center. The dwelling faces north towards Clay Lane and benefits from a generous curtilage, being set back approximately 25m from the highway, with the rear garden extending approximately 30m to the rear boundary with nos.23-25 Spring Bank Lane. The property sits adjacent to no.51 Clay Lane to the east and no.53a to the west and borders a public right of way to the rear.

Description of Proposal

Permission is sought for a single storey lean-to rear extension and a first floor side extension above the existing garage set down 0.8m from the existing roof ridge. A first floor rear extension towards the western elevation is also proposed along with 2no first floor windows to the eastern elevation and the erection of a front porch hosting a lean-to roof which would span the width of both the porch and existing garage also forming a central canopy above the ground floor front elevation window hosting the dining room which is to be altered from a bay window to match those on the rest of the dwelling.

Further permission is sought for the erection of a large detached outbuilding facilitating recreational areas incidental to the enjoyment of the main dwellinghouse formed with a dual pitch roof and laid with horizontal composite fibre cement cladding to external walls and grey UPVC fenestration.

The material palette of the extensions to the main dwellinghouse are to be matching to those existing with the exception of stone cladding to the proposed front porch and the front portion of the existing garage.

It is noted the concept of a first floor side extension (including the protruding fronted gable), the addition of stone cladding, single storey rear extension and outbuilding have all previously been approved under 21/00429/HOUS albeit with minor changes made under this application.

Relevant History

97/D34315

Formation of pitched roof to existing garage kitchen and over front porch canopy erection of chimney stack
Granted July 1997

21/00429/HOUS

Increase in roof height to facilitate 2 no. front dormers and 1 no. rear dormer with roof light, front porch, first floor side extension above existing garage, single-storey rear extension, door to west facing elevation, detached outbuilding to rear garden, and application of render to all elevations
Granted May 2021

Township/Member comments

None Applicable

Consultee responses

Rights Of Way Officer

I have considered the associated papers in respect of Planning Application Number 23/01376/HOUS and there should be no encroachment onto the adjacent right of way shown as RocEFp27 on our records running to the rear of the property from Clay Lane to Spring Bank Lane. The general public should not be obstructed from their right to the use of the footpath at all times.

Representations

Letters of notification were sent to surrounding properties. No public comments 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

Policy P3 of the Core Strategy requires new development 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;

The existing dwelling exhibits a relatively simple design language however works well within its surrounding context. The proposed development as a collective presents good design principles and can be defined as visibly subservient where necessary.

It is noted the main dwelling is to be substantially altered through the implementation of this proposal however, the appearance of the additions and alterations are considered to be suitable for its context. The material palette is considered acceptable and would be in keeping with the main dwellinghouse and the addition of stone cladding is considered to enhance the dwellings character.

The proposed rear extension would not be visible to the common observer from surrounding public vantage points and would have a negligible impact to the character and appearance of the surrounding area. In addition to this, dense foliage runs along the boundary towards the north of the property which would provide a degree of screening from public viewpoints in some regard.

The proposed outbuilding is the same design and dimensions of that submitted under 21/00429/HOUS including the proposed materiality therefore would remain acceptable and thereby appropriate to secure further details of materials imposed via condition.

Subject to the recommended condition, 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

The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

The first floor extension to the rear would be an enlargement to the existing habitable room labelled "bedroom 4" which is not considered to present any additional overlooking impact to the adjacent neighbour, no.53a.

The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.

The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

The proposed outbuilding would have a height to eaves of approximately 2.3m and would be sited approximately 2.3m away from the boundary, immediately beyond which is a public footpath approximately 2m wide. Given the distance to the northern boundary of nos.23 and 25 Spring Bank Lane, it is not considered that the proposal would be unduly overbearing on the gardens and habitable room windows of these properties.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

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

The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

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:
 - CLN-SVA-ZZ-ZZ-DR-A-2020 REV D Proposed Site Plan
 - CLN-SVA-ZZ-ZZ-DR-A-2025 REV F Proposed Plans 01
 - CLN-SVA-ZZ-ZZ-DR-A-2026 REV F Proposed Plans 02
 - CLN-SVA-ZZ-ZZ-DR-A-2027 REV B Proposed Outbuilding
 - CLN-SVA-ZZ-ZZ-DR-A-2030 REV F Proposed Elevations
 - CLN-SVA-ZZ-ZZ-DR-A-2035 REV F Proposed Perspectives
 - CLN-SVA-ZZ-ZZ-DR-A-2040 Proposed Outbuilding Elevationsand 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 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	31.01.2024	Signed: CPetrillo
Authorisation	12.03.2024	Signed: TH

Report Author Chelsea Petrillo