

APPLICATION NUMBER: 24/01185/HOUS

Application Number:	24/01185/HOUS
Location:	7 Bramley Road Rochdale OL11 5QN
Proposal:	External alterations to facilitate garage conversion, single storey front extension and two storey rear extension with new render finish to all external walls.
Applicant:	MHAMMED BILAL
Case Officer:	Hamish Rigg
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	n/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no.7 Bramley Road; a detached dormer bungalow in Bamford, Rochdale. Bramley Road comprises predominantly dormer bungalows of a similar design and material palette. The wider area is residential, consisting of medium density housing, quiet streets, and an abundance of vegetation.

No. 7 faces west, overlooking a driveway and the public highway. It is flanked by no. 5 to the north, and no. 9 to the south. The rear boundary faces east, bordering the curtilage of no. 49 Norford Way.

Description of Proposal

Permission is sought for the following works:

- A single-storey front extension, adjoining the existing front projection, comprising a sloped roof and a single window. It would measure 3.2m (width) X 1.5m (depth) X 2.5m (eaves height) X 3.9m (maximum height).

- A part two-storey, part single-storey rear extension, comprising a dual pitched roof above the first floor, and a flat roof above the ground floor, bi-folding doors to the rear, a ground floor side window, and a first-floor rear window.

The two-storey extension would project 1.8m from the existing rear elevation. It would measure approx. 4.9m (width) X 5m (eaves height) X 6.5m (maximum height).

The single-storey extension would project 3.5m from the existing rear elevation. It would measure approx. 4.9m (width) X 2.6m (eaves height) X 3m (maximum height).

- Proposed materials include off-white render to all elevations, UPVC fenestration, and matching grey tiles.

Relevant History

None

Township/Member comments

None

Consultee responses

Highways 03/01/2025:

No objections

Representations

Letters of notification were sent to surrounding properties 05/12/202.

5 objection letters were received, relating to the following issues:

<u>Objection reason</u>	<u>Officer's response</u>
Overshadowing towards neighbouring properties.	Addressed in the 'amenity' section of this report.
Reduced privacy for neighbouring properties.	Addressed in the 'amenity' section of this report.
Reduced outlook for neighbouring properties.	Addressed in the 'amenity' section of this report.
Negative impact on the character of the area due to unacceptable design, scale and siting.	Addressed in the 'design' section of this report
Parking and traffic issue caused by the number of bedrooms.	Addressed in the 'highways' section of this report.
Impact on property values.	Property values are not a material planning consideration and therefore will not affect the outcome of this application.
Unauthorised commencement of	This is a matter for the enforcement

construction.	team. However, the officer has made the applicant aware that unauthorised works put them at risk of breaching planning legislation and therefore prosecution.
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Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

Reduction of first-floor rear extension

Assessment

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Paragraph 5.1 of the SPD states that extensions ‘should be carefully designed to protect the amenity of the occupants of adjoining properties.’ Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Several objections have been received relating to the impact that the proposed development will have on neighbouring properties, through overshadowing, a loss of privacy, and reduced outlook. The SPD aims to ensure that new development does not adversely affect the amenity of neighbouring occupants by establishing maximum standards and minimum separation distances.

Paragraph 5.6 states that “for detached properties” a single-storey rear extension can project up to “a point 4 metres along the common boundary, measured from the rear elevation of the adjacent dwelling”. The proposed single-storey aspect of the rear extension would project 3.5m along the common boundaries with nos. 5 and 9 Bramley road, when measured from their rear elevations. The proposed single-storey rear extension therefore complies with the SPD.

Paragraph 5.9 states planning permission will not be granted for two-storey rear extensions that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining dwelling. The proposed two-storey rear extension projects approximately 1.8m from the rear elevation of no. 5. The proposed two-storey extension therefore complies with the SPD.

By virtue of its compliance with the SPD, the proposed part two-storey, part single-storey rear extension would not be considered to unduly harm the amenity of neighbouring occupants. It is recognised that most new developments will lead to some level of overshadowing and/or reduced outlook, however the standards set by the SPD are intended to prevent the impact on the amenity of neighbouring occupants from being adverse. The proposed rear extension is therefore considered acceptable.

Regarding the impact on privacy, the main consideration is the separation distance between the first-floor rear extension, which includes the master bedroom window, and the boundary to the curtilage of no. 49 Bamford Way. The SPD requires a minimum of 10.5m between habitable room windows (including bedrooms) and any directly facing boundary. Initially the proposal did not comply, however this has since been corrected, following an amendment to reduce the projection of the first-floor extension to 1.8m. Furthermore, the impact of the development on the privacy of occupants of nos. 5&9 Bramley Road is considered acceptable, because the rear extension would in fact further restrict views of the adjacent rear gardens and windows, when looking from the proposed master bedroom window.

Due to its modest siting and scale, the proposed front extension would have a negligible impact on the amenity of neighbours.

Overall, 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.

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Several objections have been made regarding the impact that the proposed extension will have on the character and appearance of the street, referencing the siting, scale, and design.

In terms of siting and scale, the above policies require housing extensions to appear subservient to the host dwelling, and have regard to the surrounding context, in terms of height and massing. The proposed rear extension is a sizeable addition to the property, which would inherently alter the dwelling's form and scale. Nonetheless, due to its subordinate roof height, together with the aforementioned compliance with the SPD, it would still be considered subservient to the host dwelling. Furthermore, as the bulk of the development is to the rear, views from the street would be obstructed, and therefore the impact of the scale of development on the street scene, would be limited.

The proposal includes the application of off-white render to all elevations. Seeing as the majority of houses on Bramley Road are constructed from brick, the application of render is a material planning consideration. However, whilst brick is the predominant material along Bramley Road, there are several houses covered in render, including: nos. 2 and 4 (opposite) and nos. 14, 18, and 20. As such, there is an established precedent for the application render to the host dwelling. In addition, due to the property's low eaves height, at the front, the amount of render facing the street would be limited, and therefore its visual impact reduced.

Overall, 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.

Highways and Parking: DM1 and T2, Appendix 5

The development would have no impact on the existing parking arrangements, and is 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:

- Existing and proposed block plans: 24.3466.3B
- Proposed elevations: 24.3466.SC1.2C
- Proposed floor plans: 24.3466.SC1.1D

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 saved Rochdale Unitary Development Plan, 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	29/01/2025	Signed: Hamish Rigg
Authorisation	06/02/2025	Signed: Ryan Killeen

Report Author Hamish Rigg