

Application Number:	23/01395/HOUS
Location:	9 Winchester Close Rochdale OL11 5NE
Proposal:	Two storey front extension, extension to existing front gable including increase in gable width, increase in ridge height including replacement of existing roof tiles, dormer to rear elevation, porch to front elevation, insertion of bespoke glazed arrangement to front elevation, alteration to fenestration on all elevations, insertion of 1no window to upper floor rear elevation, 1no window to upper floor west elevation and addition of 2m high fence and gate to sides of dwelling
Applicant:	Mrs Saima Sharif
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 11.03.2024	EXT OF TIME 31.05.2024
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

9 Winchester Close is a larger two storey detached property located at the head of a cul-de-sac north of Bamford Way, in the Bamford ward of Rochdale. The property is sited within a generous plot which abuts a public Right of Way to the rear and sited adjacent to nos. 5, 7 and 12 Winchester Close .

The property is visually unique in which it features alternative finishes to those elsewhere in the vicinity, most notably with a darker roof tile finish as well as a dark brown fenestration instead of the widely utilized white fenestration. Whilst the overall form would be in keeping with the surrounding dwellings along Winchester Close, the house can be distinguished from the vicinity it is sited within, including substantial boundary treatment in a location where the plots are relatively open.

Description of Proposal

Permission is sought for a contemporary style approach to extending and modernizing the existing dwelling through the addition of a 1.7m two storey front

extension, a 5.5m flat roof rear dormer extension, a 0.7m increase in width of the protruding front gable, a 0.3m increase to the existing main roof of the house as well as a 0.4m increase to the height of the protruding front gable.

A 1.5m flat roof porch is to be erected over the primary entrance to the house with a bespoke glazing arrangement fitted to the central portion of the dwelling. The rear conservatory is to be demolished and replaced with a glazed structure of similar scale with a parapet roof and large central protruding roof lantern.

All fenestration is to be altered to large dark grey UPVC glazed panels and the existing roof tiles are to be replaced with a dark grey finish. There is to be the insertion of 1no window to the upper floor western side elevation and 1no additional window to the upper floor rear elevation.

Relevant History

86/D19754

First floor extension to side of dwellinghouse
Granted November 1986

99/D36589

Two storey rear extension to dwelling
Granted September 1999

PREAPP/00001/23

Proposed front first floor extension above the garage. Change of use garage to living room with front extension. Half white render front facing only and extended porch. Demolition of existing conservatory to build new one with an extension of 1m.

Closed February 2023

23/00406/HOUS

Two storey front extension including canopy to front elevation,, conversion of existing garage and loft to form additional living space, single storey rear conservatory following demolition of existing conservatory, alteration to fenestration on all elevations and render to front elevations

Withdrawn May 2023

Township/Member comments

None Applicable

Consultee responses

Urban Design Officer

The Council's Urban Design officer was consulted for comments on the initial scheme to help promote high quality design where it intends to avoid shortcomings for later developments/extensions.

The consultation response was forwarded to the agent prior to receipt of any further amended plans.

Rights Of Way Officer

Officer Comment No comments were received from the Rights of Way officer at the time of writing. The plans do not show any encroachment of the ROW to the rear therefore no concern is raised.

Highways and Engineering

Thank you for your email.

We have no objection to these proposals.

Representations

Letters of notification were sent to surrounding properties via letters and a site notice was posted. No public comments were received.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone (PfE) JDP (2024):

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

The proposed development has been amended a significant number of times as a result of a lengthy period of negotiation with the case officer regarding design considerations.

It is noted there have been earlier reiterations of this scheme assessed under both a pre-application and formal planning application. Under the current application, the initial submission was considered an unsympathetic attempt at utilising contemporary features to modernise the existing dwelling. The most notable changes from the initial plans were the removal of the initially proposed white render to the front elevation, removal of the two large patio doors to the front elevation and reconsideration to the overall form of the dwelling.

Assessment

Design: JP-P1, DM1 and P3

DM1 and P3 of the Core Strategy requires development proposals to demonstrate high quality design.

Policy JP-P1 of the adopted Places for Everyone DPD states all developments should be distinctive and "Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials use".

The development as a collective would demonstrate good design principles and would principally respect the built form of the dwellings within the Winchester Close cul-de-sac. The overall form, whilst partially exacerbated by the addition of two front

extensions, would ensure the dwelling retains the existing built form, noting its siting within the plot. Whilst the increase in the front gable width is not preferable, it is considered necessary in facilitating a proportionate increase in the existing roof ridge.

A contemporary approach is notable through the use of the large bespoke glazing arrangement to the front elevation, the development remains visually sympathetic in terms of minor design alterations elsewhere on the dwelling.

Section 5.16 sets out design principles for dormers which the proposed flat roof rear dormer would be in accordance with resulting in the siting to be considered minimal with the views from public vantage points being minimal.

The rear flat roof parapet extension raises no concern and can be considered a higher quality and modernized arrangement to the existing rear conservatory.

The ground floor windows to the front elevations are noted as large in scale, however, with reference to the merits of the surrounding street scene where large rectangular windows are present, the windows are considered acceptable.

It is acknowledged the development will have an impact on the existing street scene which is considered consistent in terms of built form, scale and facing materials. The dwelling as existing slightly differs from those surrounding in terms of facing materials and window styles, thought to be carried out without any formal approval from the LPA, where required. Given such circumstance where the dwelling has partially lost its original character within the street scene in this regard, the scope for contemporary features which still respects the design of surrounding dwellings are considered acceptable.

The 2m high gate and fence to both east and west sides of the dwelling raise no concern given they would not be readily visible from much of the surrounding public viewpoints.

The extensions and alterations are therefore considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Amenity: DM1 and SPD

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers, with Policy P3 requiring new development to adhere to high standards of design, of which the amenity of occupiers is intrinsically linked. Paragraph 135 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

Section 4 of the residential SPD sets out minimum separation distance for principal windows hosting habitable rooms which all windows are sited to be in accordance with. It is acknowledged the two upper floor windows on the eastern side elevation, currently hosting en-suites, are to serve a bedroom at a retained distance of approx. 9.3m from the blank side elevation of the adjacent property, no. 12 Winchester Close. The windows along the eastern elevation are labelled as obscurely glazed therefore pose no overlooking concern to the adjacent rear garden space. This bedroom would also be served by a window on the west-facing side elevation, providing an acceptable level of outlook.

As one of these windows slightly surpasses the rear elevation of no.12, it is considered necessary to impose a condition requiring these windows be obscure-glazed to avoid an unacceptable overlooking impact to the adjacent rear garden space.

The rear conservatory and front storey extensions raise no amenity concerns which would warrant any further investigation.

The residential amenity of the host property would be maintained as a suitable proportion of the rear garden would be maintained with a functional, open layout. Further to this, all habitable rooms are to receive adequate light and outlook for a high standard of living.

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 Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Post-development, the dwelling would increase from a five-bed to a six-bed dwelling to which the parking arrangement would be in accordance with Appendix 5 of the Core Strategy facilitated by the existing driveway to the front of the dwelling. There are therefore no concerns to the adjacent highway or pedestrian safety. Boundary treatments to the front of the dwelling

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:
 - 81.00 Proposed Roof Plan in Context
 - 60-06/03 Existing and Proposed Roof Plan
 - 60-06/04 Proposed Front and Rear Elevations (Received 13.05.2024)
 - 60-06/05 Proposed Side Elevations (Received 13.05.2024)
 - 60-06/06 Proposed Floor Plans (Received 13.05.2024)

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.

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 and that specified on the approved plans.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the window closest to the rear elevation in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance 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 pre-application discussions 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	26.04.2024	Signed: C.Petrillo
Authorisation	31.05.2024	Signed: TH

Report Author Chelsea Petrillo