

Application Number:	23/00248/HOUS
Location:	13 Shore Road Littleborough Rochdale OL15 9LG
Proposal:	Extension of existing driveway including retaining wall/boundary treatments, extension to existing front porch and alteration to fenestration - Resubmission of 22/01581/HOUS
Applicant:	Charlotte Hill
Case Officer:	Sam Yuen
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 no. 13 Shore Road, a two-storey semi-detached dwelling located in Littleborough. The dwelling is adjoined by no. 15 Shore Road to the west, no. 11 Shore Road to the east, and faces the highway to the north, which is on an upward incline towards the north-west. The front elevation of the dwelling faces no. 28 Shore Road and Moorfield House to the north. The dwelling and its associated driveway are sited on an elevated position than the highway.

Description of Proposal

Planning permission is sought for the following alterations to the front curtilage and front driveway of the host property:

- ☐ The extension of the front driveway for two vehicles constructed from block paving with a maximum gradient of 1:6;
- ☐ The construction of a front garden space, surrounded by red brick walls and piers;

- ☐ Existing front boundary brick wall altered to accommodate additional access space;
- ☐ The installation of 1.8m-high timber slatted screens to the side of the host dwelling and on the boundary with adjacent no. 11;
- ☐ The replacement of the retaining wall to adjoined no. 15 and the addition of 1.1m-high timber slatted screen to the boundary with adjoined no. 15; and
- ☐ The installation of 1.1m-high strained wire balustrade to the boundary wall with adjacent no. 11.

Additionally, the application proposes alterations to the front porch which would project 1.5m from the front elevation of the host dwelling. The proposed porch is characterised by a flat roof form and has a ridge height of approx. 2.65m. It is accompanied by brick steps to the front and a brick-facing retaining wall with strained wire balustrade. The proposed porch would be constructed in materials matching the host dwelling.

The application is a resubmission of a previous application 22/01581/HOUS, with amendments made to alter the roof form of the proposed front porch from a pitched roof to a flat roof and to amend the material of the proposed front porch from render to matching brickwork.

Relevant History

18/00539/HOUS - Single storey side and rear extension following demolition of existing single storey rear extension and store, removal of rear chimney and alterations to existing rear elevation - Grant subject to conditions

20/00270/HOUS - Single storey side and rear extension following demolition of existing extension - Grant subject to conditions

22/01581/HOUS - Extension of existing driveway including retaining wall/boundary treatments and alterations to existing front porch fenestrations – Refuse

Officer's Comment:

- ☐ By virtue of its scale, massing, materiality and design, the proposed porch would represent a disproportionate and incongruous addition to the front elevation of the host dwelling which would not be in keeping with adjoined no. 15 Shore Road. As such, the proposed development does not constitute a satisfactory standard of design and visual appearance and would be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have previously considered a similar application for development at this dwelling and at that time following clarification of a few issues Highways raised no objections.

Having reviewed the submitted plans Highways raise no objection to this application and request no specific planning conditions.

Lead Local Flood Authority/Drainage

Drawing no. 411-001 rev. TP00 states: *“Driveway surface to be block paving suitable for gradient... steepness of slope meaning permeable surface will be ineffective.”* Although permeable paving will be less effective on slopes steeper than 5% (1 in 20) because rainwater has less time to infiltrate into the paving, it will not be completely ‘ineffective’.

As a compromise, the Council will accept that, rather than draining the whole of the new driveway onto the public footpath and into the public highway drainage system, the applicant will be expected to provide permeable paving for all sections of driveway from the front of the building and behind, where the slope is going to be 1:11.

The permeable paving does not have to be block paving; other alternatives such as permeable resin and permeable tarmac are equally relevant permeable surfacing. The predominant requirement is for open graded sub-base with low fines to be specified for the sub-base of any permeable driveway.

Representations

Neighbour notifications via letters were sent to surrounding properties. No 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

N/A

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 nearby street scene of the host property is characterised by a mix of semi-detached, detached and terraced dwellings of red brick or stone construction. Within the immediate locality, nos. 5, 7, 9, and 11 Shore Road are pairs of red brick semi-detached dwellings with modestly-sized lean-to porch canopies. The host dwelling and no. 15 differs from the adjacent dwellings in its form, massing and materiality, and comprise of design features such as roof overhangs, curved bay windows and flat-roof porches which contribute to the cohesive character of the dwellings.
- ❑ The resubmission has addressed the concerns raised in the original officer’s report by amending the roof form of the proposed front porch from a pitched roof to a flat roof form, which would match the ridge height and roof form of the front porch of adjoining no. 15 and would appear in keeping.
- ❑ It is noted the proposed porch projects an additional 0.21m forward than the existing porch. However, given the insubstantial projection and the matching built form with adjoining no. 15, it is considered the proposed porch would not appear materially larger than the existing porch and would be acceptable in this regard.
- ❑ The amended use of brickwork for the proposed porch would match the host dwelling, and would be designed appropriately for this context.
- ❑ The submitted plans propose the entrance door to be sited at the front elevation of the porch, which differs from the existing arrangements of the host dwelling and adjoining no. 15, where the entrance door is positioned to

the side elevation. Notwithstanding, the proposals would not appear materially disproportionate with the existing arrangements and would be acceptable.

- ☐ Suitable boundary treatments, screens and retaining walls can be secured via condition as to not harm the character and appearance of the street scene.
- ☐ The proposed plans indicate storage for refuse bins to be located in a designated area to the side of the host dwelling behind timber-slatted screens which would ensure they are stored out of public view from the highway.
- ☐ Taken as a whole, the proposals comprise a satisfactory standard of the design and appearance and 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 proposals seek to extend the front porch by an additional 0.21m from the existing porch. Given the marginal projection and the approx. 17m intervening distance between the host dwelling and the curtilages of the front-facing properties, it is considered the proposed porch would not result in unacceptable amenity impacts to neighbouring occupiers. It is also considered the proposed porch would retain adequate natural light into the ground floor habitable room of the host dwelling.
- ☐ Suitable boundary treatments, screens and retaining walls can be secured via condition as to not cause adverse harm to the amenity of the neighbouring properties.
- ☐ 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 application site comprises of a driveway with an existing gradient of 1:3.5 on an upward incline from Shore Road, which also has a steep gradient. The proposed plans indicate the driveway gradient to be reduced to a maximum gradient of 1:6 which would provide a safe and satisfactory vehicular access and parking and would be acceptable.
- ☐ The proposals would retain sufficient off-street parking space for two vehicles, and would comply with the maximum standard stated in Appendix 5.
- ☐ It is acknowledged the existing driveway may shed rainfall runoff onto the public footpath and highway due to its gradient. Whilst the gradient of the proposed driveway would likely still result in rainfall runoff to some degree, it is considered the proposed block paving could provide a suitable permeable

solution, subject to condition demonstrating that the necessary permeability can be achieved.

- ☐ 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
- ☐ Existing Site Plan – Drawing No. 211-001 Rev. TP00 dated 02/2022
- ☐ Proposed Site Plan and 3D View – Drawing No. 411-001 Rev. TP00 dated 09/09/2022
- ☐ Existing Ground Floor Plan and Elevations – Drawing No. 212-001 Rev. TP00 dated 07/01/2022
- ☐ Existing First Floor Plan – Drawing No. 212-002 Rev. TP00 dated 17/01/2022
- ☐ Proposed Ground Floor Plan and Elevations – Drawing No. 412-001 TP00 dated 17/01/2022
- ☐ Proposed First Floor Plan – Drawing No. 412-002 Rev. TP00 dated 17/01/2022
- ☐ Hard Landscape Plan and Section – Drawing No. 401_004 Rev. TP00 dated 23/03/2022

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.

4. Prior to the commencement of development, full details of a permeable driveway be shall be submitted to and approved in writing by the Local Planning Authority.

The submission shall include adequate details including:- cross-sectional details with depths of subbase and materials, including the type of paving and shall conform with manufacturer / suppliers recommendations. The development shall be carried out in accordance with the approved details thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

5. The development hereby approved shall not be occupied until such time as the bin store as shown on the approved plans ref. 401_004 Rev. TP00 and 411-001 Rev. TP00, received 10/03/2023, has been constructed in complete accordance with the approved plans and made available for use. The approved refuse store shall be retained and maintained as such thereafter.

Reason: In the interest of the character and appearance of the street scene and in accordance with Policies P3 and DM1 of the adopted Core Strategy and National Planning Policy Framework.

6. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens, railings and retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and 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	04/05/2023	Signed: SY
Authorisation		Signed:

