

Application Number:	23/00189/HOUS
Location:	52 Birchfield Drive Rochdale OL11 4NY
Proposal:	Two storey rear extension including change in eaves height at the rear, first floor extension including dormer to front elevation and alteration to fenestration - Resubmission of 22/01269/HOUS
Applicant:	MRS RUKHSANA KAUSER
Case Officer:	Chelsea Petrillo
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?	Yes

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

52 Birchfield Drive is a two-storey detached bungalow located in the Bamford ward of Rochdale and sited in a residential estate to which the rear curtilage boundary borders a greenspace corridor. The two-bed property faces south-west onto the highway and benefits from a generous rear garden and off-road parking. Surrounding settings are comprised of similar dwelling types of which only a few have been the subject of alterations.

Description of Proposal

Permission is sought for a 3m two storey part pitched roof / part flat sloped roof rear extension to which the existing eaves height would be increased from 2.7m to 5.1m at the rear. Additional permission is sought for a first floor part sloped flat roof / part pitched roof extension with a slight slope extending 7m east from the existing roof ridge above the existing garage including a front pitched-roof dormer which would host a depth of 4m from the new first floor extension. The application also proposes alteration to existing fenestration with the existing garage window filled in and a new bathroom window on the ground floor of the north-west elevation.

The material palette is proposed to match that on the existing with the exception of the front dormer which is to be constructed in rubber, fiberglass and matching roof tiles.

Relevant History

22/01269/HOUS

Two-storey side extension including front dormer, part two-storey, part single storey rear extension, alteration to fenestration to side elevations, following demolition of existing single storey rear extension

GRANTED 13.12.2022

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The only issue arising from this application is parking provision.

It would appear that the application proposals will include the loss of the existing garage therefore there will be an impact on parking provision. For the size of the extended dwelling Council standards would require the provision of two off street. If the applicant can demonstrate adequate and viable off street parking provision Highways would raise no objection.

The servicing arrangements for the dwelling would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions.

Officer Note: It is considered the two off-road parking spaces can be accommodated to the front of the dwelling in front of the proposed store and side entrance gate therefore it was deemed necessary for the site plan to be amended to show this

Representations

Letters of notification were sent to surrounding neighbours. One letter of neutral representation was received:

Neutral Representation

Wishes to object if rear extension is to extend beyond 3m.

Officer Response: *Rear extension is projected at 3m*

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

An amended site plan was sought to fix an inconsistency between the proposed elevations, proposed site plan and proposed block plan to which the initial site plan did not indicate the rear extension would extend beyond the neighbouring dwelling, 54 Birchfield Drive which it would do so if the extension was being projected at 3m.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy (CS) 2016 outlines that all new development must "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".

It is noted the previous permission, approved December 2022, granted the proposed works of the two-storey rear extension, the first floor extension, the front dormer and the alteration to fenestration to which much of it would remain unchanged and would still be considered acceptable proposed works.

However, it is acknowledged the previous permission granted the two-storey rear extension at 2.5m to which the new scheme would see the extension increased by 0.5m which is thought to be an acceptable increase and not unduly impact the character of the host dwelling. Furthermore, the front dormer approved in the previous application featured a flat roof, this is now substituted with a dual-pitch roof which is considered to better respect the visual form of the host dwelling and be in better keeping with the street scene.

The material palette of the proposed works, constructed in matching materials to that on the host dwelling, are considered to respect the visual appearance of the host dwelling.

The proposed works and alterations from the previous scheme are therefore considered acceptable and would not unduly impact the character of the streetscene. Whilst it is acknowledged the host dwelling will lose much of its form to the rear these elements are away from public vantage points.

Additionally, it is noted surrounding properties within the streetscene have been the subject of development to the rear and side with many now hosting first floor and two-storey rear extensions therefore it is considered the works would not be out of keeping with the surrounding settings.

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

Protection of residential amenity is considered under Policy DM1 of the Council's Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

Overbearing and Overshadowing

As such with the previous scheme, the alterations to the proposed works would not appear to present any immediate residential amenity concerns.

However, with reference to the slight increase in projection at the rear above the approved scheme, paragraph 5.9 of the SPD states "Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)". It is noted both adjacent dwellings no.50 and no.54 currently host single storey rear extensions, not considered to be part of the original build which is where the 2.4m along the common boundary would be measured from. Plans do not indicate the extension would project beyond the 30 degree line along either common boundaries and would therefore be in accordance with paragraph 5.9 of the SPD.

Loss of Privacy and Overlooking

The addition of a window to the north-west elevation which would directly face the side elevation of no.54 is proposed to host a bathroom and is indicated on plans to be obscurely glazed therefore not presenting any loss of privacy concerns.

The windows on the south-east side elevation on the two-storey rear extension are proposed to host bathrooms to which is also not proposed to present any loss of privacy concerns given it would directly face the roof plane of no.50. It is not considered necessary, in the interest of occupiers at no.50 and occupants at the application property, to condition this window to be obscurely glazed given it is not a habitable room and would not directly face another window.

The rear extension would add first-floor windows serving habitable rooms facing rearward. These would face towards a ground floor window in a side elevation of the house at Marland Mill Farm. The new first floor windows would be positioned around 34m from this closest window and as such a harmful loss of privacy would be avoided. The outside spaces of this property are likewise sufficiently far that the first floor windows would not result in harmful overlooking.

The dormer would not present any loss of privacy concerns and would not directly face any first floor windows.

Occupier Amenity

The works ensures the provision of a suitably sized rear garden would be retained post-development. The proposed works also ensures habitable rooms would require adequate light and outlook. The works would also not pose any detrimental impact to the provision of adequate light and outlook to internal rooms of the host property.

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

Aforementioned above in the response to the consultee requirement of adequate car parking on-site following the removal of the existing garage, in order to abide by council parking standards, two off-street parking spaces can be accommodated on the driveway in front of the existing garage and side entrance gate therefore in accordance with Appendix 5 Scheduled Parking Standards.

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
- SLW/RK/02A PROPOSED (Received 04.04.2023)

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, except as noted in the application form in relation to the approved dormer window.

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.

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	18.04.2023	Signed: CPetrillo
Authorisation	27.04.2023	Signed: TH

Report Author Chelsea Petrillo