

Application Number:	23/00063/HOUS
Location:	1 Norford Way Rochdale OL11 5QS
Proposal:	Part two storey, part single storey side, front and rear extensions to form extra living accommodation and new garage, application of rendered panels to new front and rear elevation following demolition of existing double garage.
Applicant:	Mr Reza Khansary
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. 1 Norford Way, a two-storey detached dwelling located in Bamford. Norford Way is characterised by a mixed and non-uniform street scene, and comprises of large detached dwellings of varied scale, built forms, architectural styles and materiality. The dwelling is sited on a corner plot close to the junction of Norford Way and Norden Road. It is adjacent to nos. 163 and 165 Norden Road to the south-east, adjacent to no. 3 Norford Way to the south, adjacent to no. 2 Norford Way to the north, and faces the highway to the north-east and north-west. The host dwelling comprises a single-storey flat roof wrap around projection to its north-west corner and is constructed from a mix of red brick, artificial stone cladding and white rendered panels. The property benefits from a large rear and side garden, an attached double garage and a front driveway.

Description of Proposal

Planning permission is sought for a number of enlargements to the host dwelling, including the following:

- ② A single-storey extension projecting 3.04m from the north-west side elevation of the host dwelling;
- ② A single-storey extension projecting 1.54m from the front elevation of the host dwelling, flush with the existing single-storey wrap around projection and connected to the proposed side extension. It is characterised by a lean-to roof and has a ridge height of 3.83m and a height to eaves of 2.85m;
- ② A first-floor extension projecting 5.2m from the side elevation of the host dwelling above the existing garage. It extends the pitched roof form of the host dwelling and comprises a matching ridge and eaves height; and
- ② A two-storey rear extension projecting 3.95m from the rear elevation of the existing garage. It features a cross-hipped roof and has a ridge height of 6.97m and a matching height to eaves.

The front elevation of the extended wrap around projection would be constructed in render whilst the remaining proposal would be constructed in materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

It would appear that the existing dwelling has at least two off-street parking spaces that would remain unaffected by the proposed side extension and garage relocation.

As the parking provision meets the Councils maximum parking standards we have no concerns on this issue.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

As such, Highways raise no objection to this application or ask for any specific planning conditions.

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

Numerous design options were discussed with the applicant, which culminated in the following amendments:

- ☐ The originally proposed two-storey front projection removed;
- ☐ The roof form of the proposed wrap around projection amended from a flat roof to a lean-to roof form;
- ☐ The materiality of the proposed wrap around projection amended from brick slips to render; and
- ☐ The proposed front elevation windows re-proportioned to match existing fenestration.

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring they are “*sympathetic to local character.*”

- ☐ Paragraph 134 seeks to encourage *“innovative designs which... help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- ☐ 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 proposed single-storey side extension would project beyond the front elevation of adjacent no. 3. However, it is noted that dwellings adjacent to the host dwelling, and on Norford Way in general, lacks a distinct building line by virtue of their varied forms and staggered layout. Given this, and the considerable screening from trees and hedging between the properties, on balance, it is considered the proposed development would not result in undue visual harm to the street scene and would be acceptable.
- ☐ The proposed two-storey rear extension would be set down below the ridge line of the host dwelling and would appear subservient.
- ☐ The proposed roof forms would be in keeping with the host dwelling and raises no concerns.
- ☐ The proposed use of render on the wrap around projection is considered to be consistent with the material palettes of neighbouring dwellings, notably nos. 2a, 3 and 5 Norford Way. A condition requiring full details, specifications and/or samples of the render to be used externally is recommended to ensure the resultant development amounts to a satisfactory standard of visual amenity. No concerns are had with the remaining proposed materials, which would match the host dwelling.
- ☐ The proposed fenestration has been designed, where possible, to be aligned and proportionate with the existing fenestration and would be acceptable in this regard.
- ☐ Taken as a whole, the enlarged parts of the dwelling are considered to respect the forms, scale and proportions of the host dwelling without appearing overly dominant in the street scene. As such, the proposed development would not result in adverse harm on the character and appearance of the surrounding area.
- ☐ 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

- ☐ 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.”*
- ☐ In particular, section 4.1 of the SPD states the following minimum space standards for development proposals:

- (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.*
 - (ii) *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.”*
- ☐ Additionally, section 5.5 states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard for single storey extensions:
- ☐ *“For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ Section 5.9 of the SPD states two storey extensions to detached dwellings projecting *“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)”* would not normally be granted planning permission.
 - ☐ The proposed two-storey rear extension would result in an intervening distance of approx. 8.94m from the first-floor bedroom side elevation window of adjacent no. 3 and a distance of approx. 5.4m from their curtilage boundary. However, it is noted the side window of adjacent no. 3 is sited approx. 1.7m above the finished floor level, which already limits the level of overlooking, overshadowing and overbearing impacts into the habitable room. Given this, and the existing soft landscaping providing sufficient screening between the properties, on balance, the amenity impacts would be acceptable.
 - ☐ The proposed first-floor side extension does not project beyond the main front elevation and retains an approx. 30m separation distance from the directly facing habitable room windows of adjacent no. 2.
 - ☐ The proposed two-storey rear extension also retains approx. 30.5m from the rear elevation of adjacent no. 165. As such, it is considered the amenity impacts of the proposed extension would be acceptable in this regard.
 - ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
 - ☐ 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 proposed plans indicate the potential increase of bedrooms from four to six and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The proposal would retain two off-street parking spaces to the front driveway, therefore the proposed parking arrangements are 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 – Drawing No. K229-03
- ☐ Existing Site Plan – Drawing No. K229-04
- ☐ Proposed Site Plan – Drawing No. K229-05/A
- ☐ Existing Floor Plans and Elevations – Drawing No. K229-01
- ☐ Proposed Floor Plans and Elevations – Drawing No. K229-02/A

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. 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.

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 hallway and en-suite windows in the first floor on the south-facing rear elevation 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 the application process 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	28/04/2023	Signed: SY
Authorisation	04/05/2023	Signed: RK

Report Author Sam Yuen