

Application Number:	
Location:	86 Hartley Lane, Rochdale, OL11 2LP
Proposal:	Two storey side extension, rooflights to facilitate loft conversion.
Applicant:	Mr Ghulam Hussain
Case Officer:	Rosalind Gralton
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Regional

Places for Everyone Joint Development Plan (Adopted 2024)
JP-P1 – Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Amendments were submitted to remove the proposed detached garage, front extension, and rear dormers. The size of the two storey side extension was reduced and the ridge height lowered to correspond with the varying ground levels on the site and ensure the extension was subordinate.

Alternative options were explored with the dormers, including these being relocated to the front roofslope, however no acceptable option was found and rooflights were proposed as an alternative.

Summary of comments from neighbours, consultees and Planning Panel

None received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

Paragraph 5.14 of the Council's Guidelines and Standards for Residential Development SPD states 'Extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway.'

The application site is a prominent corner plot, end terrace dwelling of a post war, two storey housing development, facing out onto car parking and communal grassed area. The proposal will involve the demolition of an existing flat roof single storey side extension.

Following amendments to the proposal, the scheme has been reduced to a two storey side extension only. The proposed extension will measure 4.59m in length and 6.56m in width, and would be set back from the front elevation of the existing house by 300mm. The ridge height of the extension will be 8.3m, set down 300mm from the existing dwelling ridge. The proposed eaves height on the extension will be 5.2m, consistent with the existing dwellinghouse.

The proposed side extension would be set back 8.1m from the boundary with the highway, and would be 3.3m from the rear boundary of the plot, which is the shared side boundary with No 84 Hartley Lane, which faces onto the road.

As such, the proposal is designed to be subordinate to the existing dwelling, and maintain a reasonable level of spaciousness surrounding the corner plot and the highway.

Five rooflights are proposed on the rear roofslope, which is considered acceptable in design terms. It is noted that the converted loft of the property would create an office, bedroom and en-suite, where the bedroom and en-suite is accessed via walking through the office. While it is accepted in a typical scenario this level of outlook

would not be considered acceptable, it is considered the alternative options of a dormer were explored, and the design impact of a dormer would have a detrimental impact on the streetscene, by comparison to the use of rooflights on the roofslope.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed two storey side extension would have a bedroom to the front elevation, and a study room to the rear. The study room window would have a 3.3m distance to the shared boundary with No 84 Hartley Lane. While the proposed window would provide a degree of outlook across No 84, it is not considered the proposal would have any worse an impact as the rear bedroom on the existing dwelling, and would have pre-dominantly only provide views of areas of amenity space already in public view. In addition, the room is served by a small window on the end gable, which can be considered to provide primary outlook.

It is noted there is a window which serves a non-habitable room on the side elevation of 84 Hartley Lane, which the proposed study window would directly face. While these would be within very close proximity, and the extension would have a degree of impact upon visual intrusion, as these are both non-habitable rooms, it is not considered these facing windows would have any detrimental or unacceptable impact on the privacy of either occupier. Nonetheless, in the event that the use of this room was changed from a study to a bedroom, the proposed arrangement would be unsatisfactory in terms of the privacy of the occupant, and as such it is recommended that the window facing towards no 84 should be required to be obscure-glazed. The room would still be provided with sufficient outlook from the side-facing window looking out over the road.

To the north of the site the proposal would look onto Avoncliffe Close, and the extension would maintain a 21m distance to the front elevation window of 99 Hartley Lane.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal would an additional two bedrooms on the property. While no off street parking is created off street parking is provided on a car park adjacent to the site, and on street parking is available along Hartley Lane. The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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:

- Amended Block Plans - 00252/23/PP/A-0004 – Rev P4 – received 01/11/2024
- Amended Elevations - 00252/23/PP/A-0003 Rev P4 - received 01/11/2024
- Amended Loft and Roof Plan - 00252/23/PP/A-0002 Rev P2 – received 01/11/2024
- Amended Ground Floor and First Floor Plan - 00252/23/PP/A-0001 – Rev P3 - received 01/11/2024
- Location Plan

and the development shall be carried out in complete 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.

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 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, the rear office window at first floor on the dwellings hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be 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 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	04/11/2024	Signed: RGR
Authorisation	06/11/2024	Signed: TH