

APPLICATION NUMBER: 23/01196/HOUS

Application Number:	23/01196/HOUS
Location:	50 Lawnswood, Rochdale, OL11 3HB
Proposal:	First floor side/rear extension with Juliet balcony including the insertion of a new window to the south-facing side elevation
Applicant:	Mr Chris McNally
Case Officer:	Bob Melling
DETERMINATION DATE 30.01.2024	EXT OF TIME 09.02.2024
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 refers to no. 50 Lawnswood, a two storey detached house located at the turning head of a cul-de-sac in Rochdale. The application property faces southeast towards the highway, is adjacent to no. 48 Lawnswood to the northeast and no. 52 Lawnswood to the southwest. The property benefits from an existing conservatory and a single storey side and rear extension with a flat roof which is also used as a balcony for the rear bedroom.

Description of Proposal

Permission is sought for a first floor side and rear extension which would include a Juliet balcony to the rear elevation. The extension would have a dual-pitched roof design and be constructed in materials to match the host dwelling. The proposals also include the insertion of a single window to serve the kitchen on the south facing gable elevation.

Relevant History

93/D29143 Formation Of Porch Bay Window And Canopy To Front Of Dwelling.
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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

Amended plans have been sought to remove the proposed render, alter the roof design of the proposed extension and amend the design of the en-suite window.

Assessment

Design: DM1 and P3

- Paragraph 135 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.”
- Policies 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.”

- ② The proposed first floor side and rear extension would be set back approx. 4.39m from the existing principal elevation with an appropriately pitched roof set down from the main ridgeline. Therefore, it is considered that the proposed development would demonstrate subservience to the host dwelling.
- ② It would be constructed in materials to match those used in the exterior of the host dwelling and would appear in-keeping in this regard.
- ② The development would feature appropriate window detailing and the existing bin storage arrangements would not be affected.
- ② In light of the above, the scale and 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

- ② Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.
- ② In respect of the proposed first floor side and rear extension, section 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).”
- ② Given that the application property and no. 48 Lanwswood are perpendicular to one another, the proposed extension is not considered to result in an undue loss of light or outlook for the occupants of no. 48 Lawnswood.
- ② Moreover, the proposed extension would comply with the above guidance in relation to no. 52 Lawnswood and, therefore, it is not considered that the proposed extension would result in an undue loss of light or outlook for the occupants of no. 52 Lawnswood.
- ② The proposed development would include two obscurely glazed windows to serve the en-suite, with a condition attached to ensure that the obscure glazing is retained in perpetuity.
- ② The proposed fenestration to the rear would not directly face any residential development and no concerns are had in this regard.
- ② The proposed secondary bedroom window to the side elevation would overlook the rear garden of no. 48 Lawnswood at a distance of some 14m, this would comply with the SPD which requires 10.5m separation distance for such relationships. It is recognised that the boundary between the two properties sits at an oblique angle, thus meaning the distances reduces towards no. 48. Nonetheless, taking this distance alongside the exiting balcony area, which would be removed as a result of the development, it is considered that the relationship with no 48 would be less harmful, with the existing balcony area allowing for panoramic views. The proposed relationship with no. 48 would therefore be acceptable as a result of this development.
- ② The proposals also include the insertion of a window on the existing side elevation to serve the kitchen. This window would face the side elevation of no. 52 Lawnswood at a distance of approx. 5.26m and would be significantly obscured by the existing boundary fence.
- ② The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the

proposed works would ensure acceptable standard of living for existing and future occupants.

- 2 In view of the above assessment, 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.

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. Dated: 30/10/2023
- Existing and Proposed Site Plans. Issue no. 3. Amended: 04/12/2023
- Existing Elevations and Floor Plans. Issue no. 4. Issued: 25/01/2024
- Proposed Elevations and Floor Plans. Issue no. 4. Issued: 25/01/2024

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 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 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the proposed first floor en-suite windows on the front elevation facing southeast and the side elevation facing northeast 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	30/01/2024	Signed: BM
Authorisation	05/02/2024	Signed: RC

Report Author Bob Melling