

Application Number:	23/00680/HOUS
Location:	445 Edenfield Road Rochdale OL11 5YR
Proposal:	Single storey side/rear extension, render to first floor rear elevation including the erection of an outbuilding together with alteration to fenestration on existing side elevation of single storey rear extension
Applicant:	Mr Jordan Boland
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?	No

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

Location

445 Edenfield Road is a two-storey mid-terrace property located in the Norden ward of Rochdale. The rear curtilage boundary borders the car park of Rochdale Golf Club and adjoins to 447 and 443 Edenfield Road. The dwelling is characterized by a 30m elongated rear garden with a two-storey part-width rear extension, with a single-storey flat-roofed extension projecting further rearwards from this.

Description of Proposal

Permission is sought for a single storey rear/side infill extension projecting 4.8m from the rear elevation and 2.1m from the west side elevation of the two-storey outrigger.

The extension features a lean-to roof and three modular roof lights projecting 0.2m from the roof. Further permission is sought for a 5.9m x 3.9m outbuilding to the rear of the garden with an overall height of 2.6m and hosting a flat roof, bi-folding doors and constructed in timber cladding.

The application also includes minor alterations to existing elements of the property including alteration to fenestration on both the side and rear of the existing single storey rear extension as well as stone grey render to the first floor rear elevation including two-storey outrigger.

The application notes that the works had commenced at the time of application, and this was observed to be the case upon the officer's site visit, with the side extension and alterations to the existing single storey rear extension apparently complete.

Relevant History

22/01404/CPL

Certificate of lawfulness for proposed single storey extension and outbuilding

Refuse January 2023

1. The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (f) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the single-storey extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours and a site notice was posted in close proximity to the site due to the curtilage bordering the grounds of Rochdale Golf Club. No letters of representation 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

Amendments were sought for the reduction of the proposed stone grey render to the rear elevation. Given the initially proposed scheme proposed render to both the ground and first floor, this was deemed out-of-keeping with the adjoining dwellings given many only host render to the first floor and retain the brick to the ground floor therefore amendments received saw the brick retained to the ground floor.

Assessment

Design: DM1 and P3

Policy M1 of the Rochdale Core Strategy (2016) expect that development proposals “Are of high quality design and take the opportunity to enhance the quality of the area”.

The single storey rear/side infill extension is considered acceptable on the basis of its discreet siting and scale. The extension is considered a modest addition in comparison to that already projecting from the rear elevation. The extension has been constructed to visually respect the existing dwelling and would not appear at odds with the surrounding attached dwellings when viewed from the rear.

The outbuilding, although standing approx. 1m taller than the existing boundary wall, is on balance, considered acceptable in its overall form and design given the Class E permitted development fallback would be very similar to that proposed. The flat room form would match existing projecting elements within the plot, as would the bi-folding doors. The timber cladding is a satisfactory choice of materiality given it is a common material found on outbuildings. The placement of the outbuilding to the rear most part of the plot is not considered to give rise to any design concerns

The alterations to the single storey outrigger consisting of a modular roof light, insertion of 1no window to the west elevation and alterations to the existing door and window on the west elevation are considered acceptable and are considered minor changes.

The render to the first floor of the rear elevation (including first floor of outrigger) is considered acceptable and would respect the nature of surrounding dwellings by virtue of those surrounding also only hosting render to the first floor and retaining the brick to the ground floor.

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 adopted 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.

Paragraph 5.6 of the SPD sets out maximum projection standards for single storey rear extensions;

“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);”

Aforementioned above, the property hosts a two-storey outrigger considered to be part of the original build and is not proposed to extend beyond this point therefore compliant with this paragraph of the SPD.

The single storey rear/side extension does not raise any immediate residential amenity concerns for both adjoining occupiers. The two-storey outrigger would mitigate any impact of the works given the extension will not extend beyond any of these elements. 447 Edenfield Road hosts a rear

extension which projects approx. 2.3m from the rear elevation closest to the common boundary. Whilst the extension would be constructed marginally past this extension, the outdoor amenity space at no.447 is considered generously sufficient to warrant this development along the common boundary.

Similarly to the rear/side extension, the outbuilding raises no amenity concerns. The siting of the outbuilding would be approx. 15m from the closest rear elevations of the neighbouring properties and would not be positioned directly adjacent therefore not creating any visual intrusion or loss of privacy to surrounding occupiers.

The minor enlargement to the window on the west side elevation of the single storey outrigger is not considered to pose any additional harm to the directly adjacent facing rear garden at 447 Edenfield Road given there is already an existing window in place. The alteration to the door on the west elevation is also not considered to pose any additional harm given it is a minor alteration.

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. This permission relates to the following plans:
 - Location Plan
 - Proposed Site Plan (Showing “Key”, “1. Side Infill Extension” and “2. Outbuilding”
 - IDA-1169-11 Existing and Proposed Elevation
 - IDA-1169-08 Rev A External Works and Views - Outbuilding
 - IDA-1169-10 Details
 - IDA-1169-02 Rev A Proposed Elevations and Views
 - IDA-1169-01 Ground Floor Plans Comparison
 - IDA-1169-09 Plan & Elevations – Outbuilding
 - IDA-1169-03 Rev B Ground Floor, Specificationsand 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 be in accordance with those specified in the application, except where superseded or clarified by details indicated on the approved plans.

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 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	19.09.2023	Signed: CP
Authorisation	21.09.2023	Signed: TH

Report Author Chelsea Petrillo