

APPLICATION NUMBER: 24/00817/HOUS

Application Number:	24/00817/HOUS
Location:	35 Milnrow Road, Littleborough, Rochdale, OL15 0BS
Proposal:	Increase roof height of existing dwelling by 1m including rear dormer and 2 no. roof light to front and two-storey side extension following demolition of existing side extension, including application of render, alterations to fenestration to all elevations and composite fencing - Resubmission of 23/01246/HOUS
Applicant:	Mr Paul Atherden
Case Officer:	Sam Yuen
DETERMINATION DATE 15.10.2024	EXT OF TIME
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. 35 Milnrow Road, a redbrick bungalow located on the outskirts of Smithy Bridge, a suburb south-west of Littleborough. The property is sited on a prominent corner plot at the junction with a private access road and public right of way. The dwelling is connected via an attached garage with no. 44 Milbury Drive to the south-east and faces the highway and nos. 5 and 7 Knowl View to the west. The northern boundary of the curtilage borders the side curtilage of no. 42 Milbury Drive. To the south of the property lies open Green Belt land.

The dwelling is served by Milnrow Road/B6225, a highly-trafficked classified road connecting Smithy Bridge and Milnrow.

Description of Proposal

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

- ☐ The raising of the ridge height of the dwelling by 1m;
- ☐ Two-storey side extension which projects 4.65m from the north-facing elevation of the dwelling, following the demolition of the existing conservatory. It comprises a matching dual-pitched roof form and a ridge and eaves height matching the enlarged dwelling;
- ☐ The addition of a dormer with a lean-to roof form on the east-facing roof slope which measures 13.89m in width, 1.99m in height, and 2.86m in depth. It would be constructed from grey roof tiles;
- ☐ The addition of 2no. roof light on the west-facing roof slope;
- ☐ The application of off-white render to all elevations; and
- ☐ The addition and alteration of dark-coloured fenestration to all elevations, including a feature 'apex' window on the south-facing gable-end elevation.

The proposed roof would be constructed from grey roof tiles, fascia and rainwater pipes.

Additionally, the proposal seeks to construct a 1.8m-high dark composite fence along the south-facing elevation.

The application is a resubmission of a previous application 23/01246/HOUS with amendments made to the south-facing elevation design, minor alterations to windows and omission of the previously-proposed boundary treatment works.

Relevant History

23/01246/HOUS - Increase roof height of existing dwelling by 1m including rear dormer and 1 no. roof light to front and two-storey side extension following demolition of existing side extension, including application of render and alterations to fenestration to all elevations, boundary walls to a maximum height of 1.83m, gates and timber fencing – Refuse

Officer's Comments

1. By virtue of its siting, scale, design and materiality, the cumulative impacts of the proposed dormer, fenestration and boundary treatments constitute unsympathetic and obtrusive forms of development which would inflict undue visual harm to the character and appearance of the host dwelling and immediate street scene. The development proposals would not be well-designed and represent an unsatisfactory standard of design and appearance, thereby failing to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

2. By virtue of its siting, the proposed north-east dormer window would give rise to undue overlooking into the rear amenity space of no. 44 Milbury Drive and would result in detrimental loss of privacy to the neighbouring occupants. The proposal therefore fails to accord with Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
3. By virtue of its excessive height and siting, the proposed 2m boundary wall would significantly reduce visibility for users of the highway and the footway, resulting in an unacceptable risk to pedestrian safety. The proposal is therefore considered to pose an unacceptable threat to highway safety, and would be contrary to Policies DM1 and T2 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Urban Design

The current 'apex style' window detracts negatively from the architectural character of the street scene fronting the Green Belt due to its excessive size and skewed positioning. The visual relationship with neighbours is inconsistent and is over dominating. An approach similar to the neighbouring bungalow would have been more harmonious but it is acknowledged the principle of a window opening has been agreed with the LPA.

The design demonstrated along this primary façade is poorly considered, lacking visual interest, detail and character. Techniques such as proportion and positioning should be reconsidered. Despite the large glazed feature opening, the façade looks bare and void of architectural interest and detail. Poor design decisions such as the unsightly front doors has not helped the visual appearance of the dwelling.

There was an opportunity as part of the works to improve the side elevation fronting Milnrow Road but this has not been utilised.

Taken as a whole, the design response to the site appears rushed and unconsidered. The building does not demonstrate positive architectural character that befits its prominent site location. The architect should revise the primary façade through additional detailing as to regain some architectural value back to the site.

UPDATE:

The applicant has attempted to add more visual interest to the façade through the inclusion of stone stills, amongst other things. Whilst the amended scheme is not of exceptional design, considering the discussions that have taken place between the

LPA and the applicant, and changes made from the original submission, the latest iteration would be acceptable.

Going forward, the proposed glazing should not be overly tinted and the door design should not be overly obtrusive. Such details should be controlled by conditions.

Highways and Engineering

Highways have no objection to these proposals which will not impact upon the highway.

Rights Of Way Officer

No comments were received at the time of writing.

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)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

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

Following extensive discussions with the applicant, amendments were made to the following:

- ☐ Alteration to the size and arrangements of the proposed front elevation fenestration; and
- ☐ Addition of front elevation detailing including stone sill and brickwork plinth.

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 proposal seeks to enlarge the host dwelling through the raising of the ridge height, a two-storey rear extension and a flat roof dormer extension. The original Officer's report has already established the principle of the dormer, which would not have an unacceptable impact to the street scene by virtue of its siting on the south-east facing roof slope away from the highway. The following assessment would therefore consider the remainder of the proposed works.
- ☐ The proposed enlargement comprising the raising of ridge height and two-storey rear extension would result in a materially larger building than the existing, but would nonetheless retain the built form of the original dwelling and is not considered to constitute an incongruous and dominant addition to the building line. Superseded street scene drawings (no. MNR-RALA-ZZ-XX-DR-A-(PL)-0007 Rev. P03) indicates the proposed 1m increase in ridge height would marginally rise above adjoining no. 44, thereby maintaining an acceptable spatial relationship between the pair of dwellings.
- ☐ The resubmission has sought to address the previous concerns raised relating to the unresolved design of the south-facing elevation by substituting an 'apex' window on the first floor. Whilst the resulting façade is not of an exceptional design, in part due to limitations of the dwelling being only one and a half storey high, it is acknowledged the applicant has actively worked with the LPA to amend the elevation design, particularly in reducing with scale of the 'apex' window and the inclusion of stone sills. With this in mind,

the revised plans would constitute a satisfactory standard of design and appearance which would be acceptable on balance.

- ② Notwithstanding, planning conditions requiring material samples and fenestration specifications have been recommended as to not harm the character and appearance of the street scene.
- ② With regard to the north-west facing elevation, which currently serves as the primary entrance to the dwelling, the proposal would increase the expanse of wall space and result in a 'blank' elevation facing the adopted highway. Whilst this arrangement is not an ideal design, it is noted this would not differ greatly from the existing elevation which is absent in detailing. The north-west facing elevation would also be obscured by the existing boundary treatments, thus reducing its visual impact. Given this context, the design to this elevation would be acceptable on balance.
- ② By virtue of its siting behind the existing boundary hedging, the proposed 1.8m-high fencing would not appear overly conspicuous on the street scene. Suitable specification of fencing can be secured via condition in the interest of visual amenity.
- ② Taken as a whole, the proposed plans as amended would represent an improvement upon the original submitted plans and would not result in undue visual harm to the character and appearance of the surrounding street scene.
- ② The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE, and the NPPF.

Amenity: DM1 and SPD

- ② Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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."*
- ② Additionally, Section 5.17 of the SPD states *"dormer extension should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4 [of the SPD]. Side facing windows should be obscurely glazed."*
- ② As assessed in the original submission, no concerns are had with regard to the amenity impacts of the proposed raising of ridge height and two-storey rear extension. The amended scheme has removed the north-east dormer window of Bedroom 1, in lieu of a window to the north-facing gable end elevation. This elevation faces the garage and driveway of nos. 40 and 42 Milbury Drive and is sited in excess of 20m from the side elevation wall of no. 33. As such, the proposal would not adversely impact the amenity of neighbouring occupiers.
- ② The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient albeit restricted 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 proposal would increase the number of bedrooms from one to two and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy. The submitted plans indicate sufficient space for two off-street parking spaces to be retained in the existing driveway which would be acceptable.
- ☐ 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 and Existing and Proposed Site Plan – Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0000 Rev. P07 received 20/08/2024
- ☐ Existing Floor Plans and Elevations – Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0001 Rev. P02 received 20/08/2024
- ☐ Proposed Floor Plans – Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0002 Rev. P010 received 24/09/2024
- ☐ Proposed Elevations – Drawing No. MNR-RALA-ZZ-XX-DR-A-(PL)-0003 Rev. P010 received 01/10/2024

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, the adopted Places for Everyone Joint Development Plan 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. Notwithstanding any description of details in the application, no above ground construction works shall take place until details of the type, siting, design and materials to be used in the construction of proposed fencing have been submitted to and approved in writing by the Local Planning Authority. The approved structures shall be constructed and retained in accordance with the approved details thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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	15/10/2024	Signed: SY
Authorisation	15/01/2024	Signed: RK

Report Author Sam Yuen