

Application Number:	23/00130/HOUS
Location:	54 Norden Road Rochdale OL11 5PN
Proposal:	Two-storey side extension, single-storey rear extension, two-storey front extension, and new roof over resulting dwelling footprint Resubmission of 22/00846/HOUS
Applicant:	Mr & Mrs Fayyaz Chauhdry
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?	Yes

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

Location

54 Norden Road is a two-storey detached dwelling located in the Bamford ward of Rochdale and in a defined urban area. The property is situated approx. 25m from the highway to which high hedged and trees run along the front boundary. The site benefits from a detached outhouse to the front of the dwelling, an attached garage to the side of the dwelling, generous garden space and a large driveway.

The properties to the northern side are a row of two-storey terraces backing on to the site facing Porritt Close, with detached houses to the rear which are set at 90 degrees to the subject house fronting Beechfield Close. The houses adjacent to the site to the south (48 and 50 Norden Road) are a pair of traditional semi-detached houses using brick with window and corner detailing and a hipped slate roof above, with the side elevation of the nearest house containing a number of windows facing the application site.

Permission was recently refused for an overall similar scheme of extensions on the basis of harm to the amenity of 50 Norden Road, owing to the close proximity of a front extension proposed. An appeal against this refusal has subsequently been dismissed.

Description of Proposal

The scheme proposes extensive remodeling of the house to create four bedrooms via two-storey extensions to the front and side together with a single storey extension at the rear.

- A two-storey side extension to the north-east elevation projecting 1m from existing north-eastern side elevation, in place of the existing protruding attached garage and living room.
- A single storey rear extension projecting 2.1m from the existing rear elevation to match the projection of the existing protruding living room on the north-eastern elevation. The rear extension will span the full width of the rear elevation and feature a hipped roof design incorporating roof lights and large bi-folding doors.
- A two-storey front extension featuring an overall width of 10.7m and projecting 4.5m from the existing principal elevation.

The property proposes a new roof from a gable to hipped roof design over the new footprint, with an eaves height of 5m and a maximum height of 7.8m, an increase over the existing ridge height of around 7.5m.

Materials include course natural stone with ashlar detailing to the front, with brick and white render to the rear and sides.

It is noted that the proposals would comprise the very significant remodelling of the existing house, and it is unclear from the submitted plans what elements of the existing building would be retained and built from. It is recommended that approval of the application be subject to an informative clarifying that the approval is a householder permission for extensions, and that if the existing house is removed then the permission will be invalid, and full planning permission for a replacement dwelling would be required.

Relevant History

95/D32179 SINGLE STOREY EXTENSION TO FRONT OF DWELLING INCLUDING FORMATION OF PITCHED ROOF AND ERECTION OF DETACHED GARAGE
GRANTED 15.08.1995

22/00846/HOUS TWO-STOREY SIDE EXTENSION, SINGLE-STOREY REAR EXTENSION, TWO-STOREY FRONT EXTENSION AND NEW ROOF OVER RESULTING DWELLING FOOTPRINT, FOLLOWING DEMOLITION OF EXISTING ATTACHED GARAGE
REFUSE 09.12.2022

1. As a result of its siting, scale and design, the proposed front extension would result in an unacceptable loss of light and outlook to the side facing principal windows of no.50 Norden Road, to the detriment of the amenity of the occupiers. The proposed development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016), and the National Planning Policy Framework

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours regarding the proposed works. One letter of objection was received.

Objection Letter

- ☐ No objection to side extension unless in exceedance of 8' gap of the current 30' gap

Officer Response: *See site description for measurements*

- ☐ T3 Tree should be removed to increase light and “feeling of space”

Officer Response: *Refer to ‘trees’ and ‘amenity’ sections of report*

- ☐ Loss of views, skyline and sense of space to neighbouring properties as a result of front extension.
- ☐ Overlooking impact
- ☐ Would prefer a reduced projection from 4.8m to 3m and the removal of T1

Officer Response: *Assessed in ‘design’ and ‘amenity’ section of report*

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
G6	Enhancing Green Infrastructure
G7	Increasing the Value of Biodiversity and Geodiversity
Appendix 5	Schedule of Parking Standards

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires “development to be of high quality design taking opportunity to enhance the quality of the area”. Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must “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”.

Paragraph 5.1 of the SPD states that all new developments “should be designed to be in keeping with the host property and generally should be subservient to it”. As per the last application, the new scheme also cannot be described as subservient with regards to the significant transformation of the scale and appearance of the original dwelling. The significant changes are however, not thought to be unacceptable with reference to the surrounding street scene as it stands alone as an individual property and is sited approx. 20m from the Norden Road highway and is partially screened by vegetation to the front of the boundary.

Although the two-storey side extension has been designed to significantly increase the size of the original dwelling, the size is not thought to be so large it would be unacceptable given the dwelling is situated within its own plot and heavily shielded from public vantage points and surrounding vegetation. Plans indicate the extension would act a continuation of the existing roof ridge with no set down proposed. Whilst some form of subservience is preferred, the harm caused is not thought to be significantly unacceptable for reasons such as those mentioned above. The two-storey side extension is considered to form an acceptable additions to the dwelling.

Further to the previous application to which the single storey rear extension was considered acceptable, it is acknowledged the resubmission would see the extension increase by 8m to span the full width of the rear elevation. Whilst the spanning of the full width would no longer break the massing of the rear elevation, it is considered, on balance, to form a satisfactory addition to the dwelling given it is largely out of view from public viewpoints and surrounding properties.

The new application proposes an off-centre 4m extension with a hipped roof and a distance 3.7m from the south-west elevation. The front extension would be set down 0.2m from the existing ridge, although not a significant amount, the front extension would therefore be subservient to the host dwelling.

The material palette would seek to employ a vastly contrasting design vernacular to that of the existing dwelling (currently constructed in red brick). The new material palette is thought to seek a more contemporary appearance. Whilst limited details of the proposed materials have been provided, it is considered that in order to promote a satisfactory standard of design, prior to any above ground works, exact details and specifications of the intended finish are to be submitted to and approved in writing by the LPA.

Subject to the recommended condition, it is considered the proposed extensions and alterations would form an acceptable addition to the existing dwelling therefore would constitute a satisfactory standard of

design and will not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

Paragraph 5.1 of the SPD requires new extensions and alterations to existing properties to be designed to be in keeping with the host property and generally should be subservient to it.

It should be noted the previous application failed to accord with Section 4 of the SPD which requires “(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;” with reference to the front elevation of the adjoining property, 50 Norden Road, orientated 90 degrees from highway directly facing the application property. The separation distance between the first floor front facing windows of no.50 and the blank elevation of the south-west elevation on the proposed two-storey front extension was indicated at 10.8m, increase to 14m in the new scheme therefore in accordance with space standards. Whilst it is uncertain what the windows of the adjacent property serve, in the instance they provided principal windows to habitable rooms, the new scheme would still be acceptable. The front extension is not considered to give rise to any loss of views to the rear windows of the dwellings along Porritt Close given the rear elevations face directly into the side and front garden of the application property. Additionally, any views to the highway are considered to be currently impaired as a result of high vegetation running along the boundary.

The single storey rear extension would not satisfy the requirements set out in paragraph 5.6 of the SPD which requires “a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)” indicating 4.8m as a result of the rear elevation of the adjacent dwelling, 50 Norden Road, being set back from the rear elevation of the host property however, given the siting of no.50 would be approx. 10m, the harm caused is not thought to be so significant it would warrant a refusal.

Paragraph 5.8 of the SPD recognises that “Two storey or first floor rear extensions can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on their enjoyment of their garden area due to the potential oppressiveness of a two-storey wall close to a common boundary”. The proposed side extension (containing no upper floor habitable room windows to the side) would be set at a distance of 15.7 metres from the rear of the houses to the north on Beechfield Close, and 12.6m from the rear conservatory of no. 39. The SPD requirement of 14m is therefore satisfied in respect of the main rear elevations. The impact on the conservatory is not considered to be unacceptable as it will receive adequate light and outlook from all sides

Space Standards acknowledges that most new developments will have some impact on neighbours and it is important to ensure that the

impact is not so significant that it results in unacceptable harm. It is acknowledged the rear principal window hosting bedroom 3 would going to have some overlooking impact to the rear garden of 3 Beechfield Close however is not so significant it would warrant a reason for refusal given there is approx. a 6m separation distance between the first floor rear elevation of the application property and the rear curtilage boundary.

In the interest of occupier amenity, all habitable rooms are to receive sufficient light and outlook. Additionally, much of the vegetation would screen the property from surrounding views. Additionally, sufficient garden space would be retained post-development as the dwelling is situated on a substantially large plot.

Neighbour comments regarding the potential for an existing tree to be removed are noted, it is not considered that this is necessary in order for the proposal to be acceptable in terms of impacts upon neighbouring dwellings.

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

The site currently hosts off-road parking sufficient for a two designated parking spaces therefore in accordance with Appendix 5 of the Core Strategy which requires two off road car parking spaces for a 2+ bed dwelling outside the town centre.

Trees: G6 and G7

It is noted comments from the Tree Officer were not received at the time of the application however, it is considered comments made by the Tree Officer regarding the previous report would remain relevant to this application given only minor changes to the proposal have been made. It was concluded in the interest of good arboriculture practice, Trees T3 and T6 need to be removed due to the suffering from Ash die-back disease. Post-removal of these trees and providing the remaining trees are suitable protected during works, it is considered the implementation of development would remain suitable without causing substantive harm to the remaining trees.

With the plans indicating numerous significant trees sited on the plot, primarily along the north-east and south-west boundaries and site frontage, it is noted development will stand in close proximity to the trees however, not in any closer proximity to that of the previous scheme which the Tree Officer concluded suitable subject to a comprehensive Tree Protection Plan (TPP) including a specification for protective fencing to safeguard trees during construction and an indication plan regarding the alignment of the protective fencing. As such it is considered appropriate to rely on the advice received under the previous application.

Subject to protecting the roots of the remaining trees, replacing those lost and providing a TPP (imposed by condition), the proposed

development would not have a detrimental impact on trees, in accordance with Policies G6 and G7 as well as 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
 - 2239 REV B DWG 2 Proposed Site Plan
 - 2239 REV B DWG 5 Proposed Elevations
 - 2239 REV B DWG 3 Proposed Floor Plans and Roof Planand 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary 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 and the National Planning Policy Framework.

4. No development shall take place until all trees that are to be retained adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained during the period of construction and no work, excavation, tipping, or stacking/storage of materials shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies BE/2, BE/8 and NE/8 of the adopted Rochdale Unitary Development Plan.

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.

Informative

Permission is granted on the basis that the approved works will be implemented as extensions and alterations of the existing house on the application site. Permission is

not granted for the demolition of the existing house and construction of a replacement dwelling, which would require full planning permission.

This permission may become invalid if the existing house is substantially or entirely demolished. In the event of any uncertainty, the applicant should contact the Local Planning Authority.

	Date	Officer
Report Completed	06.04.2023	Signed: CP
Authorisation	21.04.2023	Signed: TH

Report Author Chelsea Petrillo