Application Number:	22/00419/HOUS
Location:	107 Brotherod Hall Road, Rochdale, OL12 7ED
Proposal:	Two-storey side extension including the removal of existing rear door and installation of window to rear elevation
Applicant:	Fareed Ahmed
Case Officer:	Nicole Helliwell
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.107 Brotherod Hall Road, a two storey semi-detached property located in a residential area in the Spotland and Falinge ward. The property sits on a corner plot at the junction where Ings Lane and Brotherod Hall Road intersect. The dwelling faces north-west onto the highway, adjoining to no.186 Ings Lane to the south-west and adjacent to no.105 Brotherod Hall Road to the east. The rear boundary of curtilage borders the rear garden of no.184 Ings Lane. The property benefits from off road parking sited to the front of the dwelling and a sufficiently sized rear garden.

Description of Proposal

The application seeks planning permission for a two storey side extension including the removal of an existing rear door and the installation of a window to the rear elevation. The proposed two storey extension would project approx. 3.3m from the side elevation of the original build. The enlargement would feature a maximum height of approx. 7.24m and a height to eaves of approx. 5.54m.

Relevant History

None Applicable.

Township/Member comments

Not Applicable.

Consultee responses

Highways

The only highway issue for discussion is parking provision for the extended property. The existing property already has off street parking provision for one vehicle which is supported by a vehicle access crossing. The size of the extended dwelling would require the provision of two off street parking spaces to meet the Councils current parking standards. We would ask that these standards are applied because any on street parking around the junction of Brotherod Hall Road and Ings Lane is likely to have an impact on road safety and highway capacity.

If the applicant can demonstrate that there are two off street parking spaces available for the extended dwelling then Highways would raise no objection to the application.

Representations

Letters of notification were sent to the neighbouring properties, no representations were received relating 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

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."

- The application site is a two storey semi-detached property situated in a residential area in the Spotland and Falinge ward. The host property is sited on a highly prominent corner plot, with the front and side elevations of the dwelling distinctly visible from public vantage points along Brotherod Hall Road and Ings Lane. The street scene is relatively uniform and characterised by a coherent architectural design, materiality, scale and massing. The properties located within the immediate vicinity are two storey in height and possess either a hip or gable roof design. The dwellings are predominately built in red brick with some also incorporating render on the front elevations.

- The application relates to a two storey side extension including the removal of an existing rear door and the installation of a window to the rear elevation. The proposed development would be constructed in material palette to match the original build and wider street scene. It is noted that the proposed two storey side extension features a large width. However, when taking into consideration the design of the host property with the pediment and bay window collectively with the extension's setback and lower ridge height, the proposal would appear subservient to the original build. As such, the proposed development would appear proportionate to the host property and would not feature a scale which is overbearing and out of character with the wider street scene. It is also noted that the proposed enlargement would incorporate a chamfered edge in line with the angled common boundary shared which no.105 Brotherod Hall Road. Whilst this would generally constitute poor design, in this instance, the extension would be set back from the dwelling's principal elevation such that the visual harm would be minimal. The plans also confirm that the extension would not have a significant impact on the building line on the street due to its staggered position. On this basis, it is considered that the proposal would respect the character and appearance of the host property and the surrounding area.

- As detailed within Paragraph 5.11 of the SPD, it is important to ensure that two storey side extensions are not in immediate proximity to the side boundary and as such create a 'terracing effect'. The proposed two storey side extension would be sited within 1m of the common boundary shared with no.105 Brotherod Hall Road. Paragraph 5.12 allows for this only where either the first floor of the extension is set back a minimum of 2m from the property's main elevation, or both the ground and first floor is set back a minimum of 1m from the front main wall of the house. The plans confirm that both the ground floor and first floor of the extension would be set back approx. 1m from the main front elevation. It is therefore considered that the proposal would not give rise to any terracing effect and would be acceptable in this regard.

Summary

- In view of the above assessment, the design of the proposal is acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Overbearing and Overshadowing Impact and Privacy

- DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

- The proposed two storey side extension would incorporate new fenestration on the front and rear elevations. The front windows would measure approx. 49m to the opposing boundary of curtilage and would not directly face any neighbouring properties. Furthermore, due to the layout of the plots and the siting of the host property, the proposed rear fenestration would look towards the rear garden of no.105 Brotherod Hall Road. Although, the first floor rear window would serve an ensuite, which is not a habitable room, a condition has been added requiring the window to be obscure glazed to minimise any harm to the neighbouring occupant.

- The application also seeks to alter the existing opening on the rear elevation. The plans confirm that the door would be blocked in brick to match the original build and would be replaced with a window. It is noted that the new ground floor window would not face towards any neighbouring property and therefore, would not result in any undue harm.

Occupier Amenity

- 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.

Summary

- 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.

Highways and Parking: DM1 and T2, Appendix 5

- Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- The Council's Highways Officer was consulted on the proposal and raised concerns relating to parking provision. The size of the extended dwelling would require the provision of two off street parking spaces to meet the

Councils current parking standards. The Highway's Officer stated that any on street parking around the junction of Brotherod Hall Road and Ings Lane is likely to have an impact on road safety and highway capacity and requested that these standards are applied. As such, the Officer confirmed that Highways would not raise any objections to the application as long as the applicant can demonstrate that two off street parking spaces would be available.

- The submitted plans confirm that there would be sufficient space at the site that could be utilised for additional parking provision where needed. On this basis, it is considered that therefore the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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
   - Existing Elevations and Floor Plans. Drg no. 22.2798.1
   - Proposed Elevations and Floor Plans. Drg no. 22.2798.2
   - Existing and Proposed Block Plans. Drg no. 22.2798.3

   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 there of) prior to first occupation of the extension hereby permitted the first floor ensuite window on the rear elevation of the two storey side extension 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.

5. Any trees removed necessarily shall be replaced at the site at a ratio of 2:1. Full details of the planting plans, specifications and schedules shall be submitted to and approved in writing by the Local Planning Authority.

   Reason: To mitigate for the loss of the existing trees and to protect the visual amenity of the area in compliance with policy G6 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	25/05/2022	Signed: NH
Authorisation	25/05/2022	Signed: RG