APPLICATION NUMBER: 21/00346/HOUS

Application Number:	21/00346/HOUS
Location:	42 Bamford Way Rochdale OL11 5NB
Proposal:	First floor side, part single-storey, part two-storey rear extensions, front porch, alteration to fenestration on all elevations and application of external render on all elevations.
Applicant:	Mr Issak Alotia
Case Officer:	Ryan Killeen
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

This application relates to no.42 Bamford Way, a two-storey detached dwelling located on a residential estate in Bamford. The property is unique in appearance in the context of the street scene, where there is no consistency amongst the detailed design of dwellings. The application dwelling is of a 1970's design and comprises an asymmetric gable, roof terrace and wooden cladding. The property is adjacent to no.40 to the west, and no.44 to the east, with the rear boundary abutting the garden of no.11 Bowling Green Way.

Description of Proposal

The application proposes a first floor extension above the existing single built form, with part single-storey, part two-storey rear extension that would square-off the form of the property to the rear. The application also proposes the erection of a front porch and application of stone cladding and render.

Relevant History

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties, 2 neutral responses were received. Their contents included:

Make sure windows do not look into other properties
Officer's Response: The impact of the fenestration on the proposed extensions are assessed in the 'Amenity' section of the report.

Approve subject to the condition that the large trees are pruned or cut down.
Officer's Response: Conditions are applied where they meet the conditions test contained within National Planning Practice Guidance. Given the siting of the trees, it is not considered necessary for them to be removed or pruned to make the development acceptable and therefore such condition fails to meet the test.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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): 'Guidelines and Standards for Residential Development' (2016).

Amendments

Amendments were secured to reduce the projection at first floor level to the rear to ensure that the proposal would not result in an unacceptable impact to the adjacent occupiers by way of overshadowing or overbearing impact.

Amendments were also secured to amend the appearance of the front elevation to appear more coherent and contemporary.

Assessment

Design: DM1 and P3

- The application would substantially overhaul the appearance of the front elevation, both through massing and materiality. The amendments secured have sought to replicate the roof pitch of the existing gable, in addition to introducing additional materials through stone cladding and include a flat roof to the porch.
- Such amendments are considered to achieve a satisfactory appearance; the scheme would not appear conspicuous in the context of the existing street scene and therefore would not unduly impact the character or appearance of the area.
- Details of the proposed render are considered appropriate to secure via condition.
- 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

Privacy

- The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.
- Any side facing first floor windows are to be obscured via condition to prevent unacceptable overlooking.

Overshadowing and Overbearing Impact

- The amendments secured ensure that the proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.
- It is acknowledged that no.44 does include east facing windows to the side elevation at ground floor level. Having examined the floor plans of approved Planning Permission 05/D45464, it would appear that such windows serve a utility room and garage. As this does not constitute a habitable room, no concern is raised in this regard.
- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.
- 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. This permission relates to the following plans:

   - Location Plan
   - 1708/1 – Existing Floor Plans
   - 1708/2 – Existing Elevations
   - 1708/3 – Proposed Floor Plans – Received 17/05/2021
   - 1708/4 – Proposed Elevations – Received 17/05/2021

   and 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. 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. 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 extensions hereby permitted the first floor window on the side elevations facing east and west 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 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	17/05/2021	Signed: RK
Authorisation		Signed:

Report Author Ryan Killeen