

Application Number:	23/01292/HOUS
Location:	132 Furbarn Lane Rochdale Rochdale OL11 5RA
Proposal:	Part Single storey part two storey front extension, first floor side extension(s) and rear balcony.
Applicant:	Mr Brad Clegg
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 23.01.2024	EXT OF TIME 26.01.2024
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

132 Furbarn Lane is a large detached 'L' shaped dwelling sited within the Bamford ward of Rochdale. Access to the property is via a private road off of Clay Lane to the north-east. The property is predominantly single storey with a two storey element located centrally within the plot.

The property is sited within a cluster of five other detached dwellings, each of a similar bungalow nature. The property itself benefits from an attached garage to the northern single storey projecting element, a large driveway to the front of the dwelling and generous front and rear amenity space.

Description of Proposal

Permission is sought for a part two-storey / part first floor extension projecting 9.1m from the northern elevation as well as first floor side extension projecting 6.6m from the south side elevation and 6.3m from the existing rear elevation of the two storey element. Permission is also sought for a part single / part two-storey front atrium / porch extension constructed in matching white render and large bespoke glazing to the front elevation.

Relevant History

78/D06237

Conversion of garage to games room and erection new garage
Granted April 1978

87/D21282

Detached granny flat
Granted January 1988

92/D28585

Conservatory and porch to front of dwellinghouse
Granted October 1992

Township/Member comments

None applicable

Consultee responses

Highways and Engineering

Although the proposed front extension would take up some of the existing driveway there is adequate residual parking provision to meet Council standards for the size of the extended property.

The servicing arrangements for the extended dwelling would seem to remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties. No public comments 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

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

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

Amendments

Amendments were sought to obscurely glaze the glass panel to the northern elevation of the proposed rear balcony to reduce any overlooking impact to the

neighbouring garden to the north, no.130 Furbarn Lane. Amendments received also saw the alteration of the front porch materials from slate to matching white render.

Assessment

Design: DM1 and P3

Policy DM1 of the Core Strategy requires new development proposals to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. Policy P3 expects new development to 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 dwelling is sited in a vicinity of large detached dwellings, noting some are still present in their original bungalow form however, given part of the application property is two-storey as existing, as are others in the cluster, it is considered acceptable to further enlarge the property upwards providing it respects the existing built form and scale.

In reference to the proposed extensions, all elements are considered subservient to the main dwellinghouse by virtue of suitable set downs where appropriate and in keeping with the scale and design of the existing house. It is acknowledged the part first floor / part two storey element to the northern elevation of the dwelling would closely match the existing width of the two-storey element of the dwelling. Whilst a slightly reduced width is preferable, the house covers a large floor area by virtue of its overall scale therefore given the dwelling would retain single storey elements, the scale of the additional first floor space is not considered to be a concern.

The proposed front atrium porch would utilize large bespoke glazing which is not considered to be at odds with the existing contemporary appearance given that large glazing is present on the existing front elevation.

With regards to the proposed material palette of the extension, the use of matching white render is considered appropriate given it would match the existing external appearance of the dwelling and mirror the contemporary approach. Dwellings along Furbarn Lane do not feature a cohesive material palette with dwellings varying in external facing materials therefore the further addition of white render is considered to be acceptable.

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.

The proposal would see the addition of various ground and first floor windows, none of which are considered to present an unacceptable degree of overlooking by virtue of their separation distances away from surrounding common boundaries. All principal windows are considered to be in accordance with SPD Section 4 Space Standards. The first floor element of the proposed additions are not considered to present an overbearing impact to any surrounding properties given their set back from the common boundaries shared with surrounding properties.

The proposed balcony to the rear elevation which is in close proximity to the common boundary shared with no.132 Furbarn Lane has been fitted with an obscurely glazed panel to the northern elevation to prevent any overlooking impact to the rear garden at no.132 given it is currently not overlooked by any surrounding properties. Further in regard to the rear balcony, there is not considered to be any concern to the neighbours to the rear by virtue of the 11.2m separation distance from the common boundary which separates the rear garden of the application property from the front amenity space of the adjacent neighbour, no.136 Furbarn Lane.

The porch does not contain any principal windows to habitable rooms therefore no amenity concerns are raised in this regard.

The plot is generous to which the extended dwelling would not cover any additional footprint therefore sufficient garden space is to be retained post-development for the enjoyment of the occupiers.

All habitable room are considered to receive adequate light and outlook in the interest of occupier amenity.

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 proposal would retain off-street parking for a minimum of two vehicles facilitated by the large driveway to the front of the dwelling with additional space in the existing attached garage. This would exceed the maximum car parking standards contained within appendix 5 of the 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
 - Proposed site plan
 - 3311-02 Proposed elevations and floor plans (Received 23.01.2024)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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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. The obscure glazed panel indicated to the side of the first floor rear balcony (indicated on the approved proposed site elevation) hereby approved shall be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration. The glazed panel shall be fitted prior to the first use of the balcony and retained permanently thereafter.

Reason: In order to prevent a harmful level of overlooking of adjacent neighbouring residents in accordance with the amenity requirements of policy DM1 of the Rochdale Core Strategy.

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	24.01.2024	Signed: CPetrillo
Authorisation	26.01.2024	Signed: TH

Report Author Chelsea Petrillo