

APPLICATION NUMBER: 24/00437/HOUS

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Location:	179 Newhey Road, Milnrow, Rochdale, OL16 3SA
Proposal:	Single storey extension at rear of dwelling, canopy to front elevation alterations to fenestration to all elevations, resurfacing of driveway, including raised decking area with steps and glass balustrades to rear, 1.8m high rear boundary fencing including outbuilding to side
Applicant:	Dean Smith
Case Officer:	Sam Yuen
DETERMINATION DATE 04.07.2024	EXT OF TIME 29.07.2024
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. 179 Newhey Road, a detached bungalow located in Newhey. The dwelling is situated at the junction with the A640, a classified road and is adjacent to no. 181 Newhey Road to the south-east and faces the highway to the south-west. To the north lies the Metrolink railway tracks, followed by Milnrow Health Hub. The property is sited on a considerably lower level to adjacent no. 181.

Description of Proposal

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

- ② Single-storey rear extension which projects 4m from the rear elevation of the dwelling, following the demolition of the existing rear extension and conservatory. It is characterised by a flat roof and render construction and has a ridge height of 2.6m.
- ② Front entrance canopy projecting 4.3m from the existing front porch to allow dry transfer from wheelchair accessible vehicles.
- ② Rear raised decking area of at least 2.05m height, level with the ground floor level with steps and 0.78-high glass balustrades.
- ② 1.8m-high close board fencing to the rear curtilage boundary.
- ② Alterations of fenestrations on all elevations.
- ② Resurfacing of the front driveway.
- ② Application of the rear elevation wall to render to match the proposed rear extension.

Relevant History

83/D15753 - Residential Development One Dwelling - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

This application is unlikely to impact upon and the highway and Highways therefore have no objections.

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

N/A

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 proposed single-storey rear extension would be of a flat-roof form which does not appear wholly in keeping with the dual-pitched roof form of the host dwelling. It would also be constructed in render, alongside the rear elevation wall, which is contrary to the existing use of stonework. However, as much of the proposed works would be sited to the rear of the property, the visibility from the highway would be restricted. On this basis, it is considered the visual harm of the works to the street scene would be limited and would be acceptable on balance.
- ☐ Likewise, the proposed rear decking area would result in considerable engineering works to raise the ground level above the existing rear garden. Notwithstanding, the proposed works would not be readily visible from public

vantage points and would have a neutral impact on the surrounding street scene.

- ☐ The use of render would be visible in the infill of the front garage opening. Notwithstanding, in the absence of an established street scene, this use is modest against the existing stonework and subject to a suitable condition requiring material samples, the design of the proposal would be acceptable.
- ☐ The proposal also seeks to construct a canopy to project 4.3m from the existing front porch. As it stands, the host dwelling sits in an isolated position within the surrounding locality and does not form any established building line with the adjacent dwellings. The proposed canopy is a lightweight structure that is open aspect on its front and side elevations. With this in mind, the canopy is not considered to be an overly obtrusive addition to the dwelling and would not result in undue harm to the character and appearance of the street scene.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ 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.”*
- ☐ The dwelling is sited on a substantially lower position to adjacent no. 181 and does not directly face any properties to the front and rear. As such, the proposed rear extension, raised platform and front canopy are not considered to result in significant amenity impacts to neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient 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 proposed canopy comprises sufficient width for standard vehicle access. Existing provision of off-street parking space to the front driveway would also be retained.

- ☐ The submitted plans have not provided details with regard to the proposed hardstanding material, however such matters can be covered under the Building Regulations.
- ☐ 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 – Drawing No. 9390 – 06 received 08/05/2024
- ☐ Existing Site Plan – Drawing No. 9390 – 01 received 08/05/2024
- ☐ Proposed Site Plan – Drawing No. 9390 Rev. B – 10 received 08/05/2024
- ☐ Existing Ground Floor Plan – Drawing No. 9390 – 02 Rev. A received 08/05/2024
- ☐ Existing West and East Elevation – Drawing No. 9390 – 03 received 08/05/2024
- ☐ Existing North and South Elevation – Drawing No. 9390 – 04 received 08/05/2024
- ☐ Existing Roof Plan – Drawing No. 9390 – 05 received 08/05/2024
- ☐ Proposed Ground Floor Plan – Drawing No. 9390 – 11 Rev. B received 08/05/2024
- ☐ Proposed West and East Elevation – Drawing No. 9390 – 12 Rev. B received 08/05/2024
- ☐ Proposed North and South Elevation – Drawing No. 9390 – 13 Rev. B received 08/05/2024
- ☐ Proposed Roof Plan – Drawing No. 9390 – 14 received 08/05/2024

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.

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	29/07/2024	Signed: SY
Authorisation	29/07/2024	Signed: RK

Report Author Sam Yuen