

APPLICATION NUMBER: 24/00438/HOUS

Application Number:	24/00438/HOUS
Location:	48 Mentmore Road, Rochdale, OL16 3AE
Proposal:	Part two storey, part single storey rear extension together with the insertion of new windows to the existing side elevation following demolition of existing outbuilding - Resubmission of 24/00122/HOUS
Applicant:	Mr Boshir Ahmed
Case Officer:	Sam Yuen
DETERMINATION DATE 11.07.2024	EXT OF TIME 10.09.2024
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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to no. 48 Mentmore Road, a two-storey end terrace dwelling located in Firgrove. The dwelling is adjoined by no. 46 Mentmore Road to the south, adjacent to no. 50 Mentmore Road to the north, and faces the highway to the west. The rear boundary of the curtilage backs onto the Rochdale Canal. The property comprises an outbuilding shared with adjoining no. 46 which is sited in the rear curtilage space.

Description of Proposal

Planning permission is sought for a part-single, part-two storey rear extension which projects, as amended, 4.5m from the rear elevation of the dwelling on the ground floor and 2.9m on the first floor level. The extensions are characterised by hipped roof forms with the two-storey element set down 0.75m from the ridge of the host

dwelling. The single-storey extension has a ridge height of 3.97m and a height to eaves of 2.87m.

The submitted plans also indicate the addition of ground floor window to the side elevation.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

24/00122/HOUS - Part two storey, part single storey rear extension with alterations to fenestration on the side elevation – Refuse

Officer's Comments:

1. By virtue of its excessive scale, massing, roof forms and design, the proposed part-single, part-two storey extension constitutes an overly dominant, incongruous and disproportionate addition to the host dwelling which would result in adverse visual harm to the character and appearance of the host dwelling and the surrounding area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.
2. By virtue of its siting and excessive scale, the proposed two-storey rear extension would result in undue amenity harm to the neighbouring occupiers by means of unacceptable overbearing and loss of outlook to nos. 46 and 50 Mentmore Road and undue loss of light to no. 50 Mentmore Road. The proposed development therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
3. The proposals would result in undue amenity harm to the occupants of the host dwelling by means of an inadequate provision of natural light and outlook and insufficient internal floor areas to the first-floor north-facing side bedroom. As such, the proposed development does not comprise a satisfactory standard of residential amenity and would fail to accord with Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

23/00880/HH42 – Prior approval for a proposed single storey rear extension measuring 5.30m from the original dwelling (with a maximum height of 2.85m and height to eaves to 2.50m) – Prior Approval Not Required

Township/Member comments

N/A

Consultee responses

Canal and River Trust

The rear garden of the application site backs onto a cutting slope which supports the site above the canal. It is important to ensure the proposal does not impose adverse loading onto the cutting slope which could otherwise increase the risk of its collapse towards the canal. Construction works in proximity to the top of the cutting have the potential to overload the cutting slope, which could result in localised land instability.

To ensure the extension is designed to limit the risk of loading onto the cutting slope, the Trust request that information on foundation details and the relationship of the extension to the cutting to be provided prior to commencement of the development.

Water discharge from the extension should be directed away from the cutting slope in order to limit the risk of erosion on the slope or the saturation of the soils that could otherwise impact the structural stability of the cutting slope. The Trust therefore request details of surface water disposal from the extension to be provided prior to commencement of the development.

The Trust also wishes to highlight that works in proximity to the canal may need to accord with their Code of Practice, details of which have been included in the informative of this report.

Highways and Engineering

Highways have no comment for this application as it is unlikely to impact upon the highway.

Representations

Neighbour notifications via letters were sent to surrounding properties. No representations 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
G9	Reducing the Impact of Pollution, Contamination and Land Instability
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

Following discussions with the applicant, the following amendments were made to the proposed plans:

- ☐ Reduction of the proposed single-storey rear extension from 5.3m to 4.5m;
- ☐ The removal of the previously proposed side elevation bedroom window and the alterations to the internal layout; and
- ☐ The alteration of the roof forms of the flat roof of the single-storey and front gable roof of the two-storey extension to hipped roof forms.

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 revised scheme has reduced the single-storey and two-storey projection to such an extent that it would not read as dominant and disproportionate to the built form of the host dwelling and would not appear overbearing to the adjacent property.
- ☐ Whilst the difference in projection and massing between the ground floor and first floor elements remain somewhat unresolved, it is acknowledged the applicant has accepted amendments to alter the roofs to hipped roof forms which would sufficiently reduce the visual impact of the development and would be acceptable on balance.
- ☐ The proposed two-storey extension would be set down from the ridge line which would appear subservient to the host dwelling. Likewise, the single-storey form of the ground floor extension would appear subordinate and raises no concerns.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ Taken as a whole, the amended proposed plans represent an improvement upon the original submission and would constitute a satisfactory standard of design and appearance.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of 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.”*
- ☐ Taking into account of Section 4.1 of the SPD, the proposed first-floor rear window would retain a separation distance in excess of 33m from rear-facing no. 25 Coppy Bridge Drive which would be acceptable.
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
 - ☐ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ In addition, Section 5.9 states two storey or first-floor rear extensions projecting *“beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)”* would not normally be granted planning permission.

- ☐ The proposed single-storey rear extension projects 4.5m along the common boundary of adjoining no. 46, exceeding the maximum standard stated in Section 5.6. However, it is noted an outbuilding currently sits across the rear curtilages of nos. 46 and 48, 2.9m from the rear elevation of the dwellings and as such, unrestricted access to sunlight into the rear garden and rear-facing habitable room windows of no. 46 would be retained due to its open aspect towards the south-east. The proposed rear extension also does not project beyond a 45 degree line drawn 4m along the common boundary of adjacent no. 50 and thus the single-storey element is not considered to result in significant amenity impacts in this respect.
- ☐ The proposed two-storey rear extension does not project beyond a 30 degree line drawn from the points 2.4m along the common boundaries from the rear elevation of adjacent nos. 46 and 50 which would be acceptable.
- ☐ 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 development would not impact on the provision of parking spaces for the host property, therefore the proposed parking arrangements are acceptable in accordance with Policies T2 and DM1.

Other Considerations – Land Instability and Drainage: G9

- ☐ Paragraph 189 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking into account of ground conditions and any risks arising from land instability. Policy G9 of the adopted Rochdale Core Strategy states that the Council will ensure that any risks arising from land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.
- ☐ The rear curtilage space of the property backs onto a cutting slope which supports the site above the Rochdale Canal. The Canal and River Trust has been consulted and advised that a suitable pre-commencement condition should be agreed with the applicant to ensure the load of the proposed development does not adversely impact on the structural integrity of the cutting slope. The Trust has also noted that any water discharge from the proposed extensions should be directed away from the cutting slope to limit the risk of erosion on the slope or the saturation of soils that could otherwise impact the structural stability of the cutting slope, the details of which would also be secured via condition.

- ☐ Subject to the relevant pre-commencement conditions, the proposed development would be acceptable and would not conflict with Policy G9 and 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. The permission relates to the following plans:

- ☐ Location Plan – received 16/05/2024
- ☐ Existing Site Plan – received 16/05/2024
- ☐ Proposed Site Plan – received 08/09/2024
- ☐ Existing Floor Plans, Elevations and Roof Plan – Drawing No. MEN-01-20 received 16/05/2024
- ☐ Proposed Floor Plans and Elevations – Drawing No. MEN-02-20 Rev. 1C received 10/08/2024

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. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension is designed to minimise loading onto the canal cutting slope to the west of the site. Details shall include cross sections showing the relationship of the extension to the cutting slope (including information on foundation depths). The works shall be carried out in accordance with the approved details thereafter.

Reason: To ensure that the extension does not increase the risk of land instability, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the extension may impact on the structural stability of the canal cutting slope, it is necessary to understand the foundation details of the proposed works.

4. Prior to the commencement of development, details of surface water disposal from the extension shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, water discharge from the

extension shall be directed away from the canal cutting slope. The works shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure water discharge from the extension does not result in erosion or saturation of soils that could adversely impact the structural stability of the canal cutting slope, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As drainage infrastructure will need to be implemented prior to commencement of the above ground works, details of surface water disposal is required.

5. 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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	05/09/2024	Signed: SY
Authorisation	09/09/2024	Signed: RK

INFORMATIVES

The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 in order to ensure that any necessary consents are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust."

Report Author Sam Yuen