

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00556/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 30.08.2024 **EXT OF TIME** 08.10.2024

Address: 17 Pennine Drive Milnrow Rochdale OL16 3DT

Proposal: Construction of 1 no. replacement dwelling house with front and rear dormers, new vehicle hardstanding, widening of existing dropped kerb together with boundary treatments

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/ A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 8 October 2024

SITE

The application relates to no. 17 Pennine Drive. No. 17 is located within a residential area and close to the junction with Sandrighnam Drive. Prior to the demolition of no. 17, a bungalow with a dormer conversion on the western facing roof slope stood on the application site. No. 17 was orientated to the side with entrance being sited on the side elevation and the gable end elevations facing the front and rear. No. 17 was one of five that were sited with the gable elevations facing the front and rear. The neighbouring properties are predominantly orientated with the gable elevations facing the side.

Immediately adjacent to no. 17 the properties are predominantly bungalows, however, there are a number two storey properties further along Pennine Drive.

PROPOSAL

The application seeks to construct a single replacement dwelling. The replacement dwelling would be a bungalow with flat roof dormers to the front and rear. The proposed dwelling would be orientated with the gables ends facing the side and the entrance located to the front.

The proposed plans state that the proposed dwelling would be constructed using light coloured rustic bricks, vertical grey cladding for the proposed dormers, grey smooth roof tiles for the roof, UPVC grey windows and doors, timber soffits and fascias and black rainwater goods.

The proposal would see the width of the access to the front extended with drop kerb being extended and the tarmac area for parking vehicles also extended.

The existing boundary treatment will be replaced where necessary following construction. This will match the existing and consist of 1000mm high concrete posts and timber infills. The front will be open.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-S1 Sustainable Development

JP-S4 Flood Risk and the Water Environment

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

JP-P1 Sustainable Places

JP-C8 Transport Requirements of New Development

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design of New Housing

JP-H4 Density of New Housing

Adopted Rochdale Core Strategy (CS):

SO2 To create successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 To improve design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact on pollution, contamination and land instability

SO5 To improve accessibility and deliver sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EM/8 Protection of Surface and Ground Water

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

21/00193/HOUS First floor side extension and roof window to side elevation.
Decision: Application withdrawn.

21/00717/HOUS Side dormer extension with installation of rooflights
(resubmission of 21/00193/HOUS).
Decision: Appeal allowed.

21/01103/CPL Application for a certificate of lawfulness for a proposed side
dormer extension.
Decision: Grant unconditionally.

CONSULTATION RESPONSES

United Utilities

Advisory note on sustainable drainage and advice for applicant. Requested advice is forwarded to the applicant.

Highways And Engineering

No objection. The proposal will have no noticeable impact upon the highway.

Lead Local Flood Authority/Drainage

No comments received to date

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and a site notice was placed in the vicinity of the site. One objection had been received. The response has been summarised below:

- ☐ The plans as shown on CL05245897/1A are most appropriate. This would fit in best with the neighbouring properties.

Officer comments: Discussed in the Design and visual amenity section of the report.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the saved Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

As the proposed replacement dwelling would be constructed in place of its demolished predecessor, the site would represent an area of previously developed land. Additionally, the application would see the replacement of residential dwelling with another residential dwelling in the urban area.

The proposal is therefore acceptable in principle and in accordance with Policies C1 and C3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Design and visual amenity

The design of the proposed dwelling would differ from the dwelling that previously stood on the site. The previous dwelling had gable elevations facing the front and rear like no's 19 – 25. The dwelling also had a cream render and a dormer on the side elevation. Officers do not consider the previous dwelling to have any notable architectural merit or make a positive contribution to the streetscene, therefore a change in approach to design is acceptable in principle.

The application site sits on the corner of the junction with Sandringham Drive and in a prominent position. The properties in the area surrounding application site differ in design and orientation to no's 19 – 25. The properties to the east along Sandringham Drive are semi-detached bungalows with gable side elevations and outriggers with front facing gables. There are also detached and semi-detached bungalows with side facing gable elevations and two storey dwellings (semi-detached) with side facing gables within the vicinity of the application site. Generally, side facing gable elevations are prominent in the local area. As such the difference in the orientation to the adjoining properties to the west would not appear overly stark and is considered to be acceptable in this location.

In regards to the proposed dormers, the Guidelines and Standards for Residential Development SPD (SPD) paragraphs 5.16 – 5.18 provide guidance on dormer extensions. The proposed dormers would be flat roof dormers sited on the front and rear roof slopes. Although front roof dormers and flat roof dormers would not normally be supported, it is noted that flat roof dormers are common with the local area and there are numerous dwellings with flat roof dormers on the front and rear elevations. As such the design with flat roof dormers to the front and rear would be consistent with the character of the local area.

In regards to the design of the proposed dormers, they will be set in from the side, down from the ridge and set back from the eaves. The proposed dormers are considered to be appropriately sized. The windows line up and the use of grey vertical cladding is considered to be acceptable.

The proposed materials would be in keeping with the neighbouring properties and are considered to be acceptable.

As such, it is considered the proposal would be in accordance with Core Strategy policies DM1 and P3, the Residential Design Guide SPD, PfE and the NPPF.

Amenity

Section 4.1 of the Guidelines and Standards for Residential Development SPD sets out minimum distance standards which all new residential developments should adhere to in order to ensure a satisfactory standard of amenity for surrounding, existing and future occupiers.

In regards to no. 19, it is noted that there is a window on the ground floor side elevation and dormer extension on the side elevation facing towards no. 17. There are windows on the dormer that face directly towards the side elevation of no. 17. The proposed dwelling would be sited the same distance from no. 19 as the existing dwelling. However, owing to the change in orientation and the addition of the proposed dormers, the proposed dwelling would reduce the light and outlook to the windows on the side elevation of the no. 19. However, the window on the ground floor is not a principal window to a habitable room. In regards to the dormer windows, the windows do not appear to be obscured. There is no planning history for the dormer extension to no 19 and it cannot be confirmed if this was intended to be constructed under permitted development right. However, to benefit from permitted development rights, windows on the side elevation must be obscured glazing. As such the windows do not receive the same level of protection and nevertheless, the proposed dwelling would not have a substantially greater impact than presently experienced. It is therefore considered acceptable with regards to impacts on no 19.

In regards to the other properties surrounding the proposed dwelling, it is considered that the proposal would not have any greater impact on the amenity of the occupiers of neighbouring properties than the existing arrangement and in this regard the proposal is considered to be acceptable.

The proposed dwelling would have four bedrooms and set over two floors. The floor space area would be 137sqm, exceeding the Nationally Described Space Standards. Additionally, all habitable rooms will receive a sufficient amount of light and outlook. Furthermore, sufficient amount of outdoor amenity space will be retained.

It is therefore considered the proposal would not unduly impact on the amenity of any of the neighbouring residential properties and would provide suitable amenity for residents of the application site, therefore according with the relevant policies within the Core Strategy, PfE and the NPPF.

Highways

The proposed development would see the existing dropped area extended. The highways department concluded that the proposed development would have no noticeable impact on the highway and as such raised no objection.

Further to the above, it is noted that the proposal has allocated three off-street parking spaces to the front. This would exceed the requirements set out in Appendix 5 of the Core Strategy.

As such it is considered that the proposal would accord with policies T1 and DM1 of the adopted Core Strategy, PfE and the NPPF.

Other matters

Noting that the application is for a replacement dwelling, no constraints have been identified in regards to drainage or land contamination. In regards to Biodiversity Net Gain, it is noted that the proposed development would see the extension of the parking area, however, the garden size would remain the same size and no significant changes to the foliage will be made. The application meets the exemption criteria and is not therefore required to comply with the statutory BNG condition..

RECOMMENDATION

Grant subject to 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. Drawing no: CL 05245897/4.
- Existing and proposed roof and site plan. Drawing no: CL 05245897/3.A.B.
- Existing site layout and original detached house position. Drawing no: CL 05245897/1.A.
- Proposed site layout and new 4 bedroom detached dwelling. Drawing no: CL 05245897/2.A.B.

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, the adopted Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

3. The car parking and vehicular access arrangements shown on the approved plan 'Existing and proposed roof and site plan' (drawing no: CL 05245897/3.A.B.) to serve the development hereby permitted shall be made fully available for use prior to the development being first occupied and shall be retained thereafter for the intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.

Procedure 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.