

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00108/FUL	Claire Ringwood	28 th April 2023

Address: 47 Bamford Way Rochdale OL11 5NB

Proposal: Alterations to existing dwelling/structure at ground floor level, first floor extension to form additional living accommodation and alterations to rear garden area including raising lower level

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

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?	N

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

RECOMMENDATION	GRANT
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CHECKED AND SIGNED OFF BY: RG

DATE: 05 May 2023

SITE

The application relates to 47 Bamford Way in Rochdale in the Defined Urban Area. The plot is currently occupied by a detached bungalow which extends at an angle at the rear towards 45 Bamford Way. The property is set back from the road, has an integral garage and parking to the frontage. The property occupies a large plot with a substantial rear garden that steps down towards the rear with 49 Bamford Way. The surrounding area is predominantly residential, with the exception of Bamford Primary School which lies to the north.

The surrounding properties are subject to an unusual arrangement, with 37, 43 and 49 Bamford Way being set behind the intervening properties, and accessed via long driveways, one of which lies to the south of the application site and serves 49 Bamford Way. The neighbouring property to the east at 45 Bamford Way was granted planning permission on 4th January 2017 (application ref: 16/01332/FUL) for the demolition of the existing dormer bungalow and the construction of a two storey detached property. The neighbouring property to the west at 53 Bamford Way is separated from the application site by the access drive to 49 Bamford Way and is a detached chalet style bungalow with an attached garage adjacent to the access drive.

PROPOSAL

The application seeks full planning permission for the partial demolition of the existing property with a modest enlargement in the footprint at ground floor level and a new first floor above. The existing single storey rear element is to be retained albeit with some alterations to windows and doors. The proposal also involves raising the lower section of garden at the rear to the same level as the garden area closer to the property. As the rear boundary is not owned by the applicant the existing boundary treatment is to remain and a new gabion wall or concrete interlocking blocks will be constructed within the applicants land and a new 1.8m high fence installed.

Works will also consist of removing the external brickwork, incorporating insulation and rebuilding the brickwork. Concrete interlocking tiles and uPVC double glazed windows and doors in anthracite or similar colour are also proposed along with a matching stone entrance canopy on the front elevation and a weather canopy at the rear.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3	To improve design, image and quality of space
P2	Protecting and enhancing character, landscape and heritage
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 of pollution
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

None.

CONSULTATION RESPONSES

Highways And Engineering

Having reviewed the submitted plans it would appear that the proposed development meets Councils parking standards. The servicing arrangements for the dwelling would remain unchanged. It would appear that the existing vehicular access point is retained. If approved the development should not have any impact on road safety or highways capacity. We would ask that the driveway is SUDs compliant. Highways raise no objection to this application.

Trees and Ecology

Bats

The building to be developed has low-negligible potential to support bats, and therefore I would not consider that a dedicated bat survey is needed. However, bats can turn up in unexpected places and the planned works are extensive.

I would **advise** the applicant that if bats are encountered at any time during work, work must cease and advice sought from a suitably qualified person about how best to proceed. All UK bats and their resting places are legally protected.

Trees and Shrubs

I would not consider that the existing trees on the site merit special protection. The trees are not included in any current TPOs. Losses are regrettable, but would not in my view merit a refusal of or significant amendment to the application.

I would **advise** that trees and shrubs are not removed at the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and no comments have been received.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area. Saved policy G/D/1 of the Unitary Development Plan sets out that new development should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The site represents an area of brownfield or previously-developed land and the principle of partially demolishing the existing property and re-developing the site with a replacement dwelling is therefore considered acceptable.

Design, Scale and Layout

Paragraphs 126 and 130 of the National Planning Policy Framework and Policy P3 of the Core Strategy requires all new developments, including associated landscaping, regardless of location, to adhere to high standards of design.

The house would represent a more contemporary architectural style than the existing bungalow with two matching gables to the front and two larger windows between with stone surrounds to the remaining windows to the front elevation, above the garage and to the canopy above the entrance. Whilst the design is a clear departure from the existing, it is noted that the majority of dwellings on Bamford Way are of a two-storey nature and on the whole are properties of large proportions. The street scene is formed of a mix of styles, including some more contemporary dwellings, including 34 Bamford Way (06/D47226), 41 Bamford Way (22/00411/FUL), 45 Bamford Way (16/01332/FUL) and 46 Bamford Way (12/D55374). The proposal is considered to represent an appropriate mix between modern styling and more traditional materials.

There is a modest increase in the footprint at ground floor level with a slight increase in depth to the front garage and to the rear/sides to create a more rectangular layout. A first floor addition is created above and although some of the depth of the single storey rear element is incorporated into the two storey extension there remains 11.5m of single storey to the rear.

The existing access and front boundary treatment will remain and the proposed development will be no higher than the extended property at 45 Bamford Way. As a note, 45 Bamford Way has also raised the level of the rear garden.

The trees and hedging at the rear are to be removed from the rear garden. They are not subject to a Tree Preservation Order and ultimately could be removed without requiring the permission of the LPA. In accordance with the below ecological considerations, a condition would be applied to the permission to restrict when the trees and shrubbery are cleared and a further condition requiring the submission of a landscaping scheme is also considered appropriate due to the loss of all the trees and hedging at the rear.

In summary of the above, the proposal is considered to accord with the requirements of Core Strategy policies P2 and P3, the Guidelines & Standards for Residential Development SPD and the National Planning Policy Framework.

Residential amenity

Policy DM1 of the Core Strategy sets out a number of basic planning considerations that apply to all development. Further to this, paragraph 130 of the NPPF advises planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users,,,'

The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development*' contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

As detailed above, the neighbouring property at 45 Bamford Way has been significantly extended and is now a two storey property. This property has 3 first floor side windows facing the application site which are obscure glazed. The proposed development does not extend any further forward, and is not as deep as this neighbouring property although it does extend closer to the side boundary. 49 Bamford Way is at the rear of the application site and is a detached bungalow at a lower level however, there is a distance of approximately 37m between the proposed two storey element and the front of this neighbouring property. 53 Bamford Way is separated from the application site by the access drive for 49 Bamford Way and there is an attached garage adjacent to this access. The proposed development does not extend any closer to this neighbouring property albeit will now be two storey's in height, but a distance of approximately 11m will remain between both properties.

The proposed dwelling would stand closer to the shared eastern boundary than the existing house however, a minimum separation distance of approximately 2.7m would still be maintained between both side elevations and 45 Bamford Way remains the larger of the two properties. Two first floor side windows are proposed to this eastern elevation however, these are to a bathroom and an en-suite and a condition will be imposed that these windows are obscure glazed and fixed up with 1.7m in height above internal floor level. Ground floor windows are also proposed however, there is an existing high brick boundary wall which will protect both properties from any loss of privacy although these windows are to the garage, utility and WC which are not habitable rooms.

The majority of the windows face to the front and rear and the existing single storey element proposes windows and doors that face into the garden of the application site.

Although the neighbouring properties will notice the additional height and scale of the proposed development, there is sufficient distance between the properties to ensure there is no significant detrimental impact on the living environment of these neighbouring properties in terms of loss of light, loss of privacy, overlooking, overbearing or overshadowing. A condition is proposed to ensure that the boundary treatment at the rear is installed prior to occupation of the development and permitted development rights removed for certain extensions to ensure any future development is not harmful to neighbouring properties.

Highways and Access

Highways have advised the proposed development meets the Council's parking standards, the servicing arrangements remain unchanged and the existing vehicular access point is retained and there will be no impact on road safety or highways capacity. Highways have asked for the driveway to be SuDs compliant and this matter can be dealt with by way of an informative as the driveway and property are at a lower level than the road. The proposal is therefore considered to meet the requirements of policy T2 of the Core Strategy and the National Planning Policy Framework.

Natural Environment

Consultation has been undertaken with the Greater Manchester Ecology Unit which raised no objection to the proposed development or the removal of the existing trees/hedging at the rear of the site. However, they recommend that a condition be attached to the permission restricting vegetation clearance between March and August. Officers also consider a condition to ensure replacement planting is appropriate due to the loss of all the established planting at the rear of the garden.

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:

Drawing No: S484-02 – Proposed Plans

Drawing No: S484-03-A – Proposed Elevations

Drawing No: S484-04 – Proposed Site Plan and External Works

Drawing No: S484-06 – Location Plan

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 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 specifications of materials to be used externally on the building 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 P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

4. Prior to first occupation of the building hereby approved, a scheme of soft landscaping to the rear of the garden shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate), and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Core Strategy policy P3, the Guidelines & Standards for Residential Development SPD and the National Planning Policy Framework.

5. No clearance of trees and shrubs on site in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the Core Strategy and the National Planning Policy Framework.

6. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: To prevent overdevelopment of the site and in the interests of amenity in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. 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 proposed development hereby permitted the first floor windows to the east elevation 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.

8. No part of the development shall be occupied until the boundaries, screens or retaining walls have been erected in accordance with the approved plans. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies DM1 and P3 of the adopted Rochdale Core Strategy 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.

Notes for Applicant:

1. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:
<https://www.gov.uk/wildlife-licences>
2. The applicant is advised that any works to the existing driveway should consist of permeable materials that are SuDs compliant.