

APPLICATION NUMBER: 24/00820/HOUS

Application Number:	24/00820/HOUS
Location:	2 Fernside Way Rochdale OL12 7PT
Proposal:	First Floor Side Extension
Applicant:	G Charlton
Case Officer:	Hamish Rigg
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

Location

The application relates to 2 Fernside Way, a two-storey detached property in Bamford, Rochdale. Fernside Way is in a semi-rural residential suburb, comprising predominantly detached housing of a similar design and material palette, an abundance of vegetation, and quiet roads. The residential estate borders Caldershaw Green to the south, open fields to the north, and a several warehouse units to the east.

No. 2 Fernside Way sits on the junction with Caldershaw Road, facing east, overlooking its driveway and the adopted highway. There are no neighbouring properties to the west, north, and east, but it borders no.4 to the south-west.

Description of Proposal

Permission is sought for a first-floor side extension above the existing garage, comprising a 0.75m setback, a subordinate dual pitched roof, and a front and rear window. Proposed materials include red brick, concrete roof tiles, and white UPVC fenestration.

The extension would measure 7m (length) X 3m (width) X 4.6m (eaves height) X 7m (maximum height).

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 26/09/2024; no objections were raised.

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:

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

None

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The main consideration is whether the proposed extension is in keeping with the design of other houses on Fernside Way. The surrounding houses include a single-storey side garage, as per the existing design of the applicant property. A first-floor side extension above the garage would effectively undermine this correlation. However, whilst the houses on Fernside Way have corresponding design features, their arrangement means that they are not viewed in unison. In particular, no. 2's angled orientation and corner position give it a separated perspective, meaning that the proposed extension would not appear noticeably different or out of place.

In situ, the extension follows a modest and uniform design, and uses materials and fenestration that integrate well with the host dwelling. The 0.75m setback and subordinate roof form ensure that the extension appears subservient, whilst also retaining part of the sloped roof above the garage. This latter therefore helps to retain some of the corresponding design between other houses on Fernside Way.

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed side extension is of a siting and scale that would have no adverse impact on neighbouring or future occupants, and therefore accords with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the existing parking arrangements and therefore accords 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 floor plans and elevations: 003
- Existing and proposed site plans: 004

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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.

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	22/10/2024	Signed: Hamish Rigg
Authorisation	05/11/2024	Signed: Ryan Killeen

Report Author Hamish Rigg