

Application Number:	23/01290/HOUS
Location:	12 Dixon Fold Rochdale OL11 5PP
Proposal:	Single storey rear extension, two storey side extension, loft conversion with alterations to fenestration and sliding gate & fence to front boundary with parking area.
Applicant:	Mr David Hill
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 23.01.2024	EXT OF TIME 27.02.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

12 Dixon Fold is a two-storey detached new-build property located in the Bamford ward of Rochdale. Dixon Fold is located on an un-adopted access road, Diggles Lane off of Norden Road to the west. The property is constructed from a light stone with grey fenestration.

The property sits adjacent to another new build to the west, 10 Dixon Fold (which were granted permission in 2018 for the demolition of 1no house and the rebuild of 2no detached houses) and Diggles Lodge to the west. The two properties are separated from the adjacent premises, Ninth Heywood Scout Group to the east by a small access road. The rear faces onto a cluster of garages with the only through access being to Bamford Community Centre.

Description of Proposal

Permission is sought a two storey side extension set back 0.7m at first floor level and set down 0.24m from the main ridge of the dwelling. Permission is also sought for a single storey rear extension projecting 4m from the existing rear elevation featuring both a lean to and dual-pitch roof.

Further permission is sought for the addition of a 0.9m white rendered boundary wall to the front and eastern curtilage including 0.6m fence panels and 0.8/0.9 white rendered pillars fit with a 1.5m sliding timber panel gate.

Relevant History

17/01299/FUL

Demolition of existing dwelling and erection of two detached dwelling houses – Resubmission of 17/00521/FUL
Granted Feb 2018

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The submitted plans include an internal garage however this cannot be used for parking as it does not meet the required width to accommodate a standard sized family car. It would however appear that the driveway area can accommodate two off street parking spaces that would meet Council parking standards for the size of the extended property

The servicing arrangements for the extended dwelling would seem to remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and we would request no specific planning conditions.

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation were received

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

Amendments were sought to resolve inconsistencies between the plans as well as redesigning the extension to be subservient to the main dwellinghouse.

Assessment

Design: DM1 and P3

A fundamental principle of the NPPF is that good design is a key of sustainable development. Policy P3 states that development should, where relevant, “Enhance the borough’s identity and sense of place, 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;”.

The development as a collective would demonstrate good design principles and would project a sensible distances relative to the width and scale of the main dwellinghouse.

The side extension mirrors that approved in 2022 on the adjacent twin dwelling, no.10 Dixon Fold therefore considered appropriate in its context. The side extension would be set down from the existing roof ridge and set back at first floor therefore subservient where necessary.

The rear extension would be heavily shielded from public vantage points and would incorporate materials and roof forms present on the host dwelling. The glazing to the rear is not considered preferable however given the obscurity from the common observer, this is not considered to be particularly harm to the character of the dwelling.

A white rendered front boundary wall is common within the vicinity with both adjacent dwellings hosting boundary treatment to the front of the dwelling. Most notably, Diggles Lodge which as existing, hosts a white rendered front boundary wall approx. 1m in height constructed with larger posts. The electric timber sliding gate is considered a contemporary addition however not unacceptable. The dwelling is largely obscured from prominent viewpoints given the siting along an unadopted lane off Norden Road therefore the presence of the proposed gate is not considered to be particularly harmful in this location.

The material palette and alteration to fenestration would be consistent to be in keeping with the materials and window proportions and style of that on the existing dwelling.

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

Residential amenity is considered under policy DM1 of the Core Strategy and the SPD.

Paragraph 5.6 sets out the following guidance for single storey extensions;

- ☐ 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 relation to both adjacent properties, the development would not exceed limits outlined above. The presence and siting of the extension in this location is not considered to pose any unacceptable overbearing impacts to adjacent properties and would therefore no be harmful in this regard.

It is acknowledged that the two storey side extension is constructed close to the common boundary with Diggles Lodge of which it will project 1.6m from the rear most elevation at Diggles Lodge when measured along the common boundary. Whilst

there may be some impact arising from the increased proximity to Diggles Lodge, the impact is not considered to be unacceptably harmful to the occupiers at the adjacent property.

All habitable rooms are considered to be SPD section 4 Space Standard compliant with the exception of the inserted window on the eastern elevation. Whilst this window would not be designed in accordance with space standards and would slightly diminish the standard of living within the proposed bedrooms in the loft, the conversion of this space to habitable living space can be carried out without the need for any planning permission where a window inserted in this location would have to be level 3 obscurely glazed at a minimum therefore further reducing the standard of living. Where it is acknowledged the development is not SPD compliant in this regard, the fallback position suggests to carry out something similar under PD would be marginally more harmful for the occupiers.

The development ensures most habitable room windows would receive adequate light and outlook ensuring a good standard of living for occupiers. Those within the loft will be facilitated by roof lights which is not preferable however on balance, is considered acceptable when considering the PD fallback position. Further to this, the amenity space within the plot is generous to which it would retain a sufficiently sized private rear garden space.

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

Not taking into account parking within the newly constructed attached garage given it would not meet minimum space requirements for car parking spaces, the plot can accommodate the required two on-site parking spaces post-implementation of the works.

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. This permission relates to the following plans:
 - Location Plan
 - 23.3026.4A Existing and Proposed Block Plans
 - 23.3026.SC5.3 Existing and Proposed Block Plans
 - 23.3026.SC6.2 Scheme 6 Proposed Elevations
 - 23.3026.SC6.1 Scheme 6 Proposed Floor Plansand the development shall be carried out in complete accordance with the approved drawings.

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 saved Rochdale Unitary Development Plan 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, except as otherwise specified in the application or approved drawings.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy 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	14.02.2024	Signed: CPetrillo
Authorisation	26.02.2024	Signed: TH

Report Author Chelsea Petrillo