APPLICATION NUMBER: 21/00250/HOUS

Application Number:	21/00250/HOUS
Location:	65 Bolton Road, Rochdale, OL11 3NG
Proposal:	Single storey side and first floor rear extension
Applicant:	Miss Chelcea Macey
Case Officer:	Emily Sykes
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/A**

Location

This application relates to no.65 Oldham Road, a two-storey semi-detached dwelling located in Rochdale. The dwelling faces north towards the highway, occupying a plot that is slightly elevated from the highway. The property is adjoined to no.67 Bolton Road to the west, with no.63 adjacent to the east. The property faces High Birch Lodge, an attractive arts and crafts inspired sandstone property erected circa 1920. Due to its age and architectural qualities, the property was identified as a non-designated heritage asset. The rear of the dwelling backs onto properties on Meadway.

The applicant dwelling itself contains attractive architectural detailing on the front elevation of the dwelling that includes lintels, cills and stone framing around the bay window. These features are repeated amongst much of the surrounding street scene to provide an overall cohesive appearance.

The applicant dwelling has been extended with a hip to gable conversion, rear dormer and single storey rear extension.

Description of Proposal

The application proposes a single storey side and first floor rear extension. It differs from planning application 20/00219/HOUS in that it does not feature the previously proposed two storey side extension. The first floor rear extension will be formed with

a hipped roof. The proposed development will be constructed with matching materials to the host dwelling.

Relevant History

00/D38152 – Single Storey Rear Extension to property – Granted Subject to Conditions – November 2000

19/00528/HOUS - Two storey side and single storey side extension, first floor rear extension and rear dormer – Withdrawn – July 2019

20/00219/HOUS - Two storey side and single storey side extension, first floor rear extenson (re-submission 19/00528/HOUS) – Refused – June 2020

Reason for refusal:

1. By virtue of its siting, size and design, the proposal would constitute an incongruous addition to the host dwelling that would represent an overdevelopment of the applicant dwelling. The proposed form would appear alien in the context of the adjoining dwelling and surrounding pairs of semi-detached dwellings, to the detriment of the character and appearance of the surrounding street scene. Additionally, the design of the proposal would not constitute a high standard of design and would compound the visual harm to the dwelling and ultimately dilute the character that is present to an unacceptable extent. Taken as a whole, the development would fail to result in a satisfactory standard of design and visual appearance, and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties and three responses were received in objection to the proposed development.

- Loss of privacy and overlooking of amenity space.
- Damage to appearance of the host dwelling
- The property has already been substantially extended
- Concerns over air and noise pollution due to loss of hedging and trees

Policy

National

National Planning Policy Framework (NPPF) February 2019
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): Guidelines and Standards for Residential Development (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- Planning application 20/00219/HOUS was refused as a result of the proposal appearing an incongruous feature on the street scene, appearing alien in the context of the neighbouring dwellings and unduly harming the character of the host dwelling and surrounding local area.

- The proposed development under this application does not involve the previously proposed two storey side extension and as a result does not appear as much of an incongruous feature on the street scene. When viewed from the street scene, it is considered that the proposed development does not overwhelm the character of the host dwelling and appears subservient to the property.

- Whilst it is noted that some of these design flaws are sited towards the rear of the dwelling, and therefore have a lowered exposure to the public realm, it is not considered as a suitable justification for poor design. The proposals would have significant exposure to the rear windows and gardens of neighbouring dwellings by virtue of their intimate siting. However, on balance, it is considered that as the proposed two storey side extension has been removed, the proposed development appears less conspicuous. Although the proposed development is not considered to be of a good design, the first floor

rear extension alone is not considered to cause undue harm to the visual amenity of the host dwelling.

- The provision of a bin store is considered an acceptable solution where external access between the front and rear curtilage is severed.

- In light of the above assessment, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- The minimum distance requirements of section 4.1 of the SPD are satisfied by virtue of a 26m distance between first floor principal windows and a 12.5m distance to the rear boundary.

- There are no concerns with undue overshadowing or an unacceptable overbearing impact as a result of the proposals complying with the requirements of section 5.6 and 5.9 of the SPD relating to single storey and two storey rear extensions respectively.

- The proposals retain an adequate level of residential amenity for the occupants of the dwelling as a result of supplying all habitable rooms with sufficient light and outlook and retaining an adequately sized rear garden area with an open layout.

- 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.

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:

- 5486 – Site and Location Plan
- 5486 – Proposed Site and Location Plan
- 5486 – P1/11 – Existing Floor Plans
- 5486 – P2/11 – Existing Elevations
- 5486 – P3/11 – Proposed Ground Floor Plan
- 5486 – P4/11 – Proposed First Floor Plan
- 5486 – P5/11 – Proposed Elevations
- 5486 – P6/11 – Proposed Ground Floor Structure
- 5486 – P7/11 – Proposed First Floor Structure
- 5486 – P8/11 – Proposed Section

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 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	15/04/2021	Signed: ES
Authorisation	27/04/2021	Signed: AT

Report Author Emily Sykes