APPLICATION NUMBER: 19/01328/HOUS

Application Number:	19/01328/HOUS
Location:	9 Harwin Close Rochdale OL12 7UY
Proposal:	Demolition of existing double garage, erection a new double garage to front, two storey extension to side, increase the roof ridge line and its orientation to provide space within attic, new porch and canopy to front elevation - Resubmission of 19/00749/FUL
Applicant:	Mr Steve Berry
Case Officer:	Ryan Killeen
Recommendation:	**Refuse**

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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N**

Location

This application relates to 9 Harwin Close, a detached two-storey three bedroom property in Rochdale. No.1-11 Harwin Close (odds only) are arranged in a staggered arrangement running southeast with the properties facing west towards the highway. This section of Harwin Close is also sloped downwards from northwest to southeast, with increasing house numbers being sited lower than its neighbour.

The property is adjacent to no.7 Harwin Close to the northwest and no.11 to the south east. The front elevation of the property faces the side elevation of no.13 Harwin Close. The rear curtilage of the applicant's property backs onto the rear curtilage of no.26 and no.28 Foxglove Crescent.

Description of Proposal

The application proposes the following:

- Demolition of existing from garage

- Erection of new double garage with projection of 4.5m from existing front elevation, complete with a dual-pitch gable style roof with height to eaves of 2.4m and ridge height of 3.4m

- Two storey extension with projection of 4.5m from, and running the entire length of, the existing side elevation to be incorporated under new roof with a height to eaves of 4.8m and ridge height of 7.8m

- Change in gable orientation 90 degrees from front facing to side facing

- Increase in roof ridge height by 1.5m maintaining a ridge height of 4.8m but with new ridge height of 7.8m

- New porch with projection of 2.3m from existing front elevation complete with mono-pitch lean-to roof with a height to eaves of 2.4m and ridge height of 3.4m

- Monopitch lean-to canopy over ground floor front facing window with projection of 2.3m, height to eaves of 2.4m and ridge height of 3.4m

Relevant History

04/D42806 - Demolition Of Existing Garage And Erection Of Single Storey Front Extension. Two Storey Side Extension And Rear Conservatory Extension To Dwelling – Refused.

04/D43392 - Demolish Existing Garage And Erection Of Single Storey Front Extension Two Storey Side Extension And Rear Conservatory To Dwelling – Approved

19/00749/HOUS – Erection Of A Part Single, Part Two Storey Extension To Front And Side, Including Balcony And Alterations To Openings

Withdrawn September 2019

Township/Member comments

Consultee responses

N/A

Representations

Letters of notification were sent out to all surrounding dwellings and no representations have been received.

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

Policies DM1 and P3 of the Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area.

In addition to the above, the National Planning Policy Framework (NPPF) state that the Government attaches great importance to the design of the built environment and that good design should contribute positively, making spaces better for people and should be visually attractive as a result of good architecture and appropriate landscaping.

The proposed extensions and works would be complete with pitched roofs to reflect the design values of the original dwelling and neighbouring properties as well as materials to match the existing.

The proposed garage would project forward considerably from the front elevation of the property. Various properties on the street have had various forward projecting extensions, however none have been completed with a gable style roof. Whilst it does not break the building line present on the street as the buildings are set back from each other, the extent to which the front facing gable projects from the host dwelling is visually harmful to the street scene and cumulatively represents poor design, taking into account other design concerns with the proposal.

The front elevation also incorporates several design features that are undesirable and harm the character of the street. The placement of two bathrooms on the front elevation of the property means there are two obscured glazing windows on the front elevation. The existence of these, in addition to the large expanse of brick between them would harm the appearance of the property. In addition to this, a canopy is proposed over the study window which would be visually detrimental to the appearance of the host dwelling. In addition to this, it is unclear how the canopy would be supported.

The proposed roof alterations of a change in gable orientation and increase in ridge height of 1.5m would represent an incongruous addition to the street scene. As the

street slopes downhill, the proposed increase in ridge height would break the uniformity of the staggered ridgelines on Harwin Close, causing undue harm to the appearance of the street scene.

The roofs in the area are characterised by shallow dual-pitches and resultant low ridge heights. An increase in the ridge height would deviate from the design values of the original dwelling and immediate neighbours, amounting to an incongruous and irregular addition to Harwin Close that would impact the character of the street scene.

The external alterations which include the insertion of window openings to the side and rear of the dwelling would be small alterations and given their positioning would be acceptable.

The proposed rear extension would not be visible from the front of the property or public highway and therefore will have no undue impact on the character of the street scene.

The sum of undesirable design features of the proposal results in the application failing to comply with Core Strategy Policies DM1 and P3 which seek, amongst other things, to promote a high standard of design and visual appearance. Conflict also arises with Paragraph 127 of the NPPF which requires planning decisions to ensure that developments are visually attractive as a result of good architecture

Amenity: DM1 and SPD

Policy DM1 of the Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

Paragraph 17 of the National Planning Policy Framework containing the 'core planning principles' advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development'.

There would remain a distance of approximately 16.5m to the rear boundary from the proposed first floor habitable room window and there are no directly facing dwellings to the rear. Any side facing windows are to be obscured and will not impact upon the amenity of the occupants of either No.7 or no.11 Harwin Close. The ground floor projection would meet the 4.0m, 45 degree rule set out in section 5.6 and the proposed first floor rear extension would meet the 2.4m and 30 degree projection rule set out in section 5.9 of the SPD in relation to the neighbouring dwellings by virtue of its proposed projection and being sited away from the common boundary.

The change in gable orientation to side facing, and the overall increase in roof height also increases the impact to adjacent neighbours as the immediately visible expanse of wall is larger. In addition, no.11 Harwin Close is set down in terms of siting, giving it the appearance of an even larger discrepancy between the ridge heights of the applicant property and no.11. Despite this, the applicant property is sited to the north of no.11 and therefore would not affect the amount of light that no.11 receives, and is therefore permissible in this instance.

In light of the above assessment, the proposals accord with policy DM1 of Rochdale's Core Strategy regarding protecting the amenity of residents as well as the SPD and NPPF and is therefore unacceptable.

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the Council's adopted Core Strategy requires all development proposals to provide satisfactory vehicular access with adequate parking, maneuvering and servicing arrangements, taking into account the proposed use and location.

The application proposes front, side and rear extensions that would affect existing parking arrangements. However, the existing driveway would still provide off-road parking space for upwards of 2 vehicles. The development would not impact on highway safety and the application would accord with policy T2 and DM1 of the Core Strategy.

Recommendation: Refuse

1. By virtue of its siting, size and design the proposed extensions would form an unduly prominent form of development, to the detriment of the character and visual amenity of the street scene. In addition, as a result of its considerable height in relation to the existing properties on the street, the canopy, forward facing garage gable and forward facing obscure glazed windows, the proposed extension would appear as an incongruous addition to the host dwelling and constitute poor design. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings:-

- Location plan
- Site Plan
- Existing Dwelling
- Proposed Dwelling

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**
Report Completed	17/12/2019	Signed: RK
Authorisation	2/1/2020	Signed: EH

Report Author Ryan Killeen