

Application Number:	23/01291/HOUS
Location:	1 Ryefields Bury Road Rochdale OL11 4AU
Proposal:	Part first floor part two storey part single storey side and rear extension, single storey front extension with detached outbuilding to the rear.
Applicant:	Mr & Mrs Javed
Case Officer:	Chelsea Petrillo
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

1 Ryefields is a large two storey detached dwelling located in the Bamford ward of Rochdale. The property borders a dense woodland categorized as greenspace corridors to the rear and is sited along a cul-de-sac with no through access to which it is host to three other large detached residences, all forming part of the Ryefields cul-de-sac vicinity. All four dwellings in this vicinity feature a similar scale and form, each with generous garden space to the rear.

The property itself is constructed in red/brown facing brick with vertical stone quoin detailing along the two storey front projecting element, grey concrete roof tiles and brown UPVC windows and doors with stone lintels and cills. The north edge of the curtilage borders Bury Road to which substantial vegetation runs along the boundary, none of which is protected. The property benefits from an attached garage, on-site parking and sufficient amenity space around the dwelling.

Description of Proposal

Permission is sought for a part first floor, part two storey, part single storey side and rear extension to the existing north elevation. The extension would project 5.8m from the existing side elevation and be set back 1m of the principal elevation at first floor level. The single storey rear extension element of the proposal would project 3.4m from the existing rear elevation and host large bespoke glazing within the gable forming the roof of the extension.

Permission is also sought for a single storey front extension with a lean to roof which would span over the ground floor of the two storey side extension.

All materials are to match those on the existing dwellinghouse.

Further permission is sought for a single storey hipped roof detached outbuilding with a maximum height of 4.17m, a height to eaves of 2.4m, an overall width of 4.7m and a depth of 6.5m. The outbuilding is to be positioned to the rear of the rear garden and be constructed in matching materials to the dwellinghouse.

Relevant History

95/D32595 Erection of four detached dwellings
Granted January 1996

99/D36481 Erection of four detached dwellings
Granted July 1999

01/D38813 Erection of 2 dwellings with associated garages
Granted June 2001

02/D40856 Erection of 1.8m high fencing to Bury Road boundary and erection of 1.2m high fencing to rear garden boundary
Refuse December 2002

1. The proposed fencing, which has already been installed, represents a visually intrusive and overly dominant feature in the street scene, contrasting sharply with the semi-rural character of this stretch of Bury Road. Consequently, its siting creates a detrimental impact to the character and appearance of the area, contrary to the objectives of Policy EN/2 of the Rochdale Unitary Development Plan

Appeal Dismissed September 2003

07/D49707 Two storey side extension including demolition of existing garage and erection of new detached garage
Granted September 2007

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The existing driveway and external parking area would appear to be unaffected by the proposed extensions with parking provision meeting Council standards for the extended property.

The servicing arrangements for the extended dwelling would seem to be appropriate.

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

Highways would raise no objection to this application, and 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:

G7 Increasing the value of biodiversity and geodiversity

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 Applicable

Assessment

Design: DM1 and P3

Paragraph 5.1 of the SPD requires house extensions to be designed to be in keeping with the host property and generally should be subservient to it. Paragraph P3 of the adopted Core Strategy requires new development to "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 extension to the northern elevation, along with the proposed front extension is considered to demonstrate good design principles and would respect the external appearance of the existing dwellinghouse. Although the extension itself can be considered marginally wider, it is considered sufficient in being subservient to the existing dwelling given it would not exceed a third of the width of the original house. The extension is also set back 1m at first floor to the front elevation and 0.65m from the rear elevation at ground and first floor level to which creates depth and additional subservience in this regard. The roof ridge of the two storey side extension is set down 0.6m from the existing ridge which is a basic requirement for portraying an extension as subservient.

The outbuilding is of traditional style for garden buildings and would be of a suitable size at 31m² relative to the size of the overall plot. The siting would be discreet and out of public viewpoints, further shielded by the vegetation which separates the dwelling from the adjacent highway, Bury Road.

Aforementioned above, the property lies within a private residential estate sited adjacent to three large detached dwellings, some of which have been extended to the side at two storey level in previous years, therefore the development proposed under this application is not considered to be an incongruous addition in this location and would visually respect the scale and built form of dwellings in this vicinity.

The material palette of the extension would utilize existing materials on the host dwelling to be in keeping with the existing visual appearance of the dwelling with the inclusion of architectural details which would portray a high quality and consistent design language across the extension.

In view of the above assessment, the development as a collective is considered to comprise a high quality development and 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 both policy DM1 of the Core Strategy and the SPD.

Whilst the SPD does not explicitly set out guidance for side extensions, the guidelines can be interpreted flexibly following a suitable assessment of the scheme. By virtue of its siting between the main house and the highway, the extension is not considered to unacceptably impact on the surrounding occupiers of neighbouring dwellings. There are no dwellings to the north of Bury Road sited on the adjacent side of the highway therefore no assessment is required into the relationship with the proposed works.

Section 4 sets out minimum separation distances for habitable room windows. The rear window and doors of the single storey rear extension hosting both a sitting room and bedroom would partially directly face the front elevation of the outbuilding at a distance of 11m therefore in accordance with space standards which requires "10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room".

The windows to the front elevation of the extension would host bathrooms, non-habitable rooms, which would directly face the front garden of The Broadway at a distance of approx. 20m which is not considered a private space therefore not of any concern. The windows to the upper floor side elevation of the extension do not warrant amenity protection given they do not host habitable rooms.

The ground floor of the development is to host a bedroom, doubling as a sitting room with an open floor internal layout. The rear of the development hosting a single storey rear extension at ground floor level hosts a double set of large French doors with a large expanse of glazing along with a large bespoke panel of glazing within the gable above which is considered to be sufficient in receiving light and outlook to this principal room.

The siting of the outbuilding is not considered to be on any concern in amenity terms.

The plot is generously large and would retain sufficient garden space to the front and rear for the enjoyment of the occupiers.

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

The existing on-site parking arrangements are to remain unaffected by the proposal following the increase in bedrooms and would remain in accordance with Appendix 5 Schedule of Car Parking Standards.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Trees: G7

A row of substantial trees and hedgerows runs along the northern curtilage boundary adjacent to the dwelling sited along the adjacent highway, Bury Road. There is no indication of these trees on the set of plans provided therefore it is unknown whether these trees are in the sole ownership of 1 Ryefields.

Nonetheless, any impact to these mature trees arising from the proposed development has been considered to which it is concluded that the development to the side of the dwelling which would reduce the proximity of the separation distance between the dwelling and the trees may pose some impact on the roots of these trees. However any impacts to the health and longevity of the trees would appear likely to be minor, not warranting further investigation. The proposal is therefore considered to be acceptable in terms of the tree aspects of policy G7.

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:
 - 23/060/L01 Location Plan & Existing Site Layout
 - 23/060/P01 Rev A Proposed Site Plan
 - 23/060/P02 Rev A Proposed Floor Plans & Elevationsand 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 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	20.02.2024	Signed: CPetrillo
Authorisation	29.02.2024	Signed: TH

Report Author Chelsea Petrillo