

Application Number:	23/01030/HOUS
Location:	27 Waingap Rise Rochdale OL12 9TZ
Proposal:	Single-storey rear extension, conversion of existing garage into habitable room, replace flat roof over existing garage, porch & kitchen with new sloping roof, alteration to fenestration to existing front and rear projection
Applicant:	Mr & Mrs S Williams
Case Officer:	Hamish Rigg
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)?	NO

Location

The application relates to no. 27 Waingap Rise, a detached bungalow in northern Rochdale. The property is on a cul-de-sac within a residential estate, comprising predominantly bungalows of a similar design and material palette. The neighbourhood consists of low density housing with large driveways and gardens, and to the north and east it meets an open expanse of countryside which forms the foothills of The Pennines.

The adjacent properties are no. 25 Waingap Rise to the south, and no. 29 to the north. No. 27 faces east and overlooks the public highway, whilst the western rear boundary of its curtilage borders the rear garden of 6 Middle Hill.

Description of Proposal

Permission is sought for the following alterations/development:

- An orangery extension to the rear, sitting between the existing bedrooms 1 & 2. The orangery would include a flat roof with a pyramid hipped roof lantern; 3 windows on the southern elevation positioned above eye level; and a set of

bi-folding doors on its rear elevation. External materials include red brick to match the host dwelling, and UPVC windows and doors. The proposed orangery measures approx. 2.3 in height to eaves; 2.6m in maximum height; 5.7m in depth; and 5m in width. The roof lantern adds an additional 0.94m in height.

- Conversion of the existing garage into a habitable room.
- Replacing the existing flat roof over the garage, kitchen, and porch with a gable roof which integrates with the roof of the host dwelling. Grey slate roof tiles to match the existing and host dwelling are proposed.
- Further alterations to fenestration include an additional window on the front elevation serving the converted habitable room; a new window on the rear, west-facing elevation of 'bedroom 1'; and blocking up the existing window serving bedroom one on its southern elevation.

Relevant History

None

Township/Member comments

None

Consultee responses

Highways and engineering 08/11/2023:

The main concerns regarding this application is parking provision.

The conversion of the garage to a bedroom would leave the extended dwelling with only one viable parking space and Councils parking standards would require two off street parking spaces for the size of dwelling. The application site is located close to the turning head of Waingap Rise and any overspill on street parking into the turning head would restrict the safe operation of the highway network. Therefore our preference would be that a minimum of two viable off street parking are provided for the extended dwelling as part of the development proposals.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

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

Highways would raise no objection to this application if the requested off street parking spaces can be provided. If permission was to be granted we would request no specific planning conditions.

As per the above, a revised proposed site plan was submitted indicating paving of the front lawn to facilitate two off-street parking spaces. The officer is satisfied that this will meet the requirements of the local highways authority.

Representations

Letters of notification were sent 05/10/2023. No objections were raised.

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

None Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

In view of the above, the main consideration relates to the conversion of the garage into a habitable room, and the alteration of the flat roof over the garage, kitchen and porch to form a gable roof. The surrounding bungalows on Waingap Rise follow a

distinctive uniform design which includes a flat roofed garage, and a pitched gable roof on the host dwelling with one slope shorter than the other. The proposed pitched roof above the porch and garage, alongside the replacement of the garage door with a window, would mark a noticeable departure from the corresponding design throughout the cul-de-sac. Therefore, there is some moderate concern that the development would not adhere to its context nor conform to the street scene.

However, whilst the property's current design is consistent with its neighbours, the proposed development would not be considered detrimental to the area. The property would remain a dual-pitched bungalow and would retain corresponding features and materials. The proposed alterations to the garage include materials, fenestration, and roof form which match the host dwelling, thus would ensure integration. Furthermore, the planned development is modest in both scale and design, and therefore subservient to the host dwelling. Therefore, alterations towards the front of the property would not constitute an unacceptable departure from the dwelling's current architectural form, and would not result in any overbearing or incongruous features.

The proposed orangery is considered a positive addition to the dwelling as it efficiently infills vacant space at the rear, and comprises visually interesting features such as the roof lantern and floor to ceiling windows.

Overall, the proposed development responds well to the host property due to its subservience and use of matching materials and roof form. Whilst the design would be less consistent with neighbouring properties, it would not completely undermine the area's sense of identity as it would remain a dual-pitched bungalow of a similar scale and material palette. 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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.

Whilst most development will contribute to additional overshadowing and overbearing impact, it is considered that the proposed development would not cause undue harm towards occupants of the host dwelling or neighbouring properties. The increased roof height above the garage would remain lower than the main body of the dwelling, thus mitigating any additional overshadowing. The rear extension would comply with the requirements of the SPD and thus no concerns are raised in this respect.

In addition, the conversion of the garage into a habitable room would not undermine the privacy of occupants or neighbouring residents. The proposed window would not directly face any windows to habitable rooms on opposing properties. Furthermore, in respect of its relationship with no. 17 Waingap Rise, which lies opposite, the development adheres the minimum space standards outlined in paragraph 4.1 of the SPD. The SPD requests a minimum of "10m between a principal window and any

directly facing single storey elevation which does not contain a principal window to a habitable room". There would be approx. 27m between the proposed window to the front of no.17 Waingap Rise.

Overall, 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

In accordance with policy T2 of the Adopted Core Strategy, the local highways authority was consulted, as the conversion of the garage would have meant the loss of an off-street parking space. The highways consultant raised concerns regarding the loss of off-street parking provision. However, the revised site plan indicates the alteration of the driveway to incorporate an additional parking space, resulting in two off street parking spaces, in accordance with the maximum standard set out in the Council's Adopted Core Strategy. Therefore, 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. The permission relates to the following plans:
 - REVISED SITE PLAN: 01revA
 - PROPOSED PLAN: 03
 - PROPOSED ELEVATIONS: 04
 - PROPOSED ELEVATIONS: 05
 - LOCATION PLAN

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 any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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	15/11/2023	Signed: Hamish Rigg
Authorisation	30/11/2023	Signed: Ryan Killeen

Report Author Hamish Rigg