

APPLICATION NUMBER: 24/00999/HOUS

Application Number:	24/00999/HOUS
Location:	3 Alexander Drive, Milnrow, Rochdale, OL16 3LY
Proposal:	Single-storey front porch extension including projecting metal clad profile
Applicant:	Mr Peter Fancy
Case Officer:	Sam Yuen
DETERMINATION DATE 16.12.2024	EXT OF TIME 21.02.2025
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

The application relates to no. 3 Alexander Drive, a detached bungalow located in a residential neighbourhood in Milnrow. The street scene comprises a mix of bungalows of various built forms, materiality and design. The dwelling is adjacent to no. 2 Alexander Drive to the south-east, no. 4 Alexander Drive to the north-west, and faces the highway and nos. 9-10 Alexander Drive to the north-east.

Description of Proposal

Planning permission is sought for a single-storey front porch extension which projects 1.55m from the front elevation of the dwelling. The porch, as amended, is characterised by a black aluminium clad profile in the form of the existing front gable with a maximum height of 3.55m and features cedar cladding detailing and full-height glazing. This is adjoined by another aluminium clad intersecting canopy of a 0.7m depth across the front elevation with cedar cladding around the existing windows and planters in the intervening space.

The submitted plans also indicate the application of render to all elevations.

Relevant History

91/D27226 - Conservatory To Rear Of Dwelling. - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have no objections to this proposal which is unlikely to impact upon the highway.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

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

Following design concerns raised by the Planning Officer, amendments were made to reduce the overall scale of the proposed porch profile and to include a canopy element to the projection.

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposal seeks to construct a front porch extension to the dwelling which features a metal clad profile and cedar cladding. The design of the profile is contemporary in style and would stand out against the traditional built form of the host dwelling and the existing porch extensions of the adjacent dwellings. The applicant has supplied precedent images of existing development with similar profiles, though it is noted such designs are typically more successful as standalone structures rather than as smaller house extensions.
- ☐ Notwithstanding, following concerns raised relating to the incongruous and intrusive design of the original proposal, the applicant has amended the plans to reduce the scale of the porch and to include a low level intersecting canopy which would better relate to the proportions and forms of the dwelling.
- ☐ Whilst the revised proposal remains somewhat irregular in appearance, owing to its subordinate form and the mixed street scene which the porch will be seen, it is considered the visual impact of the proposed development would not amount to unacceptable harm.
- ☐ The proposed full application of render would also represent a material change in appearance from the existing brickwork, but is not considered to significantly detract from the varied materiality evident in the adjacent dwellings, which is characterised by a mix of redbrick, render and stone cladding.

- ☐ In any event, suitable materials for the proposed porch profile and render can be secured via condition as to not harm the character and appearance of the street scene.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Given the minor nature of the proposed works, the proposed front projection is not considered to unduly impact on the access to natural light and outlook to the neighbouring dwellings and would be acceptable in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal would retain the existing provision of off-street parking for the host property and is therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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:

- ☐ Location Plan – Drawing no. M24/34/100 received 10/10/2024
- ☐ Existing Site Plan – Drawing no. 2024/034/101 received 10/10/2024
- ☐ Proposed Site Plan – Drawing no. 2024/034/104A received 16/01/2025
- ☐ Existing Floor Plans – Drawing no. 2024/034/102 received 10/10/2024
- ☐ Existing Elevations – Drawing no. 2024/034/103 received 10/10/2024
- ☐ Proposed Floor Plans – Drawing no. 2024/034/105A received 16/01/2025
- ☐ Proposed Elevations – Drawing no. 2024/034/106A received 16/01/2025

and the development shall be carried out in 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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The development hereby approved shall be constructed from materials comprising “Dura Composites A2 Fire Rated Aluminium Cladding”, “Western Red Cedar 18 x 144mm Channel Groove ST6 Cladding” and “Johnstones Stormshield Render in Soft Gazelle”, as set out in emails dated 17/03/2025 from Jordan Andrew of JHA Pulmann.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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	17/03/2025	Signed: SY
Authorisation	18/03/2025	Signed: RK

Report Author Sam Yuen