

Application Number:	23/00952/HOUS
Location:	141 Dewhirst Road, Rochdale, OL12 9TX
Proposal:	Single-storey side garage extension with balcony above at ground floor level - part-retrospective
Applicant:	Mr & Mrs C Brown
Case Officer:	Sam Yuen
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. 141 Dewhirst Road, a three-storey detached dwelling located in Syke. The dwelling is adjacent to no. 142 Dewhirst Road to the north, adjacent to no. 2 Wood Hey Grove to the south, and faces the highway and Cronkeyshaw Common, a recreational open space to the east. An access road adjoins the property which leads to Dewhirst House to the north-west, an identified non-designated heritage asset (NDHA).

The dwelling forms part of a row of four dwellings of the same architectural style. The host dwelling is distinct from the adjacent dwellings insofar as it has been subject to numerous alterations, including the addition of side dormers and front fenestration. The original entrance access on the ground floor has also been removed with the sloped ground excavated.

Description of Proposal

Part-retrospective planning permission is sought for a single-storey side garage extension which projects 5.6m from the side elevation of the dwelling and comprises a balcony on the ground floor level. The extension has a maximum height of 3.67m

and feature bi-folding doors on the lower ground floor and metal balustrade to the front of the balcony.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

86/D18971 - Part Two Storey Extension And Part Single Storey Extension With Balcony Above To Rear Of Dwellinghouse - Grant subject to conditions

08/D50767 - First Floor Extensions Including Alterations To Roof, Conservatory Extension To Rear With Balcony Above And Erection Of Balcony To Front Elevation And Detached Garage – Refuse

08/D51419 - Three Storey Side Extension Including Alterations To The Roof, First Floor Rear Extension, Conservatory Extension To The Rear With Balcony Above, Erection Of Balcony To Front Elevation And New 1.8M High Boundary Wall – Refuse

18/00248/HOUS - Single storey rear extension with flat roof and sky lantern, alterations to roof form to facilitate the partial increase in eaves height together with the installation of solar panels to North and South facing roof slopes and additional chimney to North – Refuse

18/01132/HH42 - Prior notification for a single storey extension measuring 6.5m from the rear of the original dwelling (with a maximum height of 3.2m and height to eaves 2.75m) – Prior Approval Not Required

19/00066/HOUS - Application for side dormers including alterations to fenestration to all elevations including installation of one Juliet balcony to the east facing front elevation and repositioning of the front entrance (re-submission of 18/00248/HOUS) - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed garage appears to have an adequate driveways length leading to it.

Highways would ask that all the driveway is surfaced in an appropriate material and is SUDs compliant.

Highways would raise no objection to this application subject to an appropriate driveway surface being provided.

Conservation and Design

The application site is a detached property on Dewhirst Road, facing onto Cronkeyshaw Common. The property dates from the latter half of the 20th century and has been extended.

To the rear of the site is Dewhirst House. This property was formerly known as Nigher Dewhirst Farm and was present on the first edition OS map, dating from 1851. As such it meets the local criteria for consideration as a non-designated heritage asset. The provisions of NPPF Paragraph 203 and Rochdale CS Policy P2 apply.

The proposal is for a single storey side extension to 141 Dewhirst Road, with balcony above. Given the change in levels, any views from the main road towards Dewhirst House are extremely limited. The extension would also be seen in the context of the existing modern dwelling. The plans show materials to match. This should be conditioned. Subject to this, there are no heritage objections to the proposal.

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)

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:

P2	Protecting and Enhancing Character, Landscape and Heritage
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

Amendments were accepted to alter the previously proposed front glass balustrade to one of a metal construction. Decorative quoins were also added to the side of the proposed extension to match the existing.

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Paragraph 134 seeks to encourage *“innovative designs which... help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and 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.”* 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.”*
- ☐ Notwithstanding the horizontal emphasis of the side extension, the proposal would nonetheless be of a single-storey form which would be subservient to the host dwelling.
- ☐ No concerns are had with the any potential harm arising from the ‘terracing effect’, considering the built forms of the gable-fronted houses and the substantial separation distance between the host dwelling and adjacent no. 2.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context. The proposed metal balustrade is also of an appropriate design and materiality which appears in keeping with the host dwelling.
- ☐ It is considered the proposed bi-folding doors are sized and positioned appropriately with the existing fenestration.
- ☐ 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.

Heritage: P2

- ☐ Policy P2 of the adopted Rochdale Core Strategy strives to *“protect the borough’s heritage by... conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.”*
- ☐ Paragraph 197 of the NPPF states, *“in determining applications, local planning authorities should take account of:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.”*
- ☐ Paragraph 203 of the NPPF states *“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*
- ☐ The host property is sited within close proximity to Dewhirst House, formerly known as Nigher Dewhirst Farm, which has been identified as a non-designated heritage asset by the Council’s Conservation Officer.
- ☐ Dewhirst House is sited on an elevated position from Dewhirst Road and is not readily visible from the viewpoint of the host dwelling and the highway. The host dwelling is also understood to form part of the modern 20th century residential development which surround the heritage asset.
- ☐ The proposed side extension would be seen in the context of the immediate modern residential dwellings and is unlikely to affect the principal views of Dewhirst House. On this basis, the proposal is not considered to harm the significance of the non-designated heritage asset. The proposal is therefore acceptable, in accordance with Policy P2 of the adopted Rochdale Core Strategy, the SPD 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.”*
- ☐ The proposed side extension and adjacent no. 2 are separated by a steep access road and substantial hedging along the curtilage boundaries. In addition, the proposed balcony faces a large open recreational space and does not directly face any properties. As such, the proposal is not considered to result in significant amenity impacts to neighbouring occupants.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1, 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 proposed side extension would provide adequate manoeuvring space for vehicles entering in and out of the garage and would retain the existing provision of off-street parking in the front driveway.
- ☐ Though not part of the application proposal, the applicant has confirmed the currently unsurfaced driveway would be constructed in a permeable material. Permeable driveways do not require planning permission and as such, it would not be necessary to condition details.
- ☐ 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:

- ☐ Location Plan – received 12/09/2023
- ☐ Existing and Proposed Site Plan – Drawing No. SLW/CAB/04-PA dated 12/09/2023
- ☐ Existing and Proposed Ground Floor Plan and Rear Elevation – Drawing No. SLW/CAB/03-PA received 26/10/2023
- ☐ Existing Lower Ground Floor Plan and Front and Side Elevation – Drawing No. SLW/CAB/01-PA received 22/10/2023
- ☐ Proposed Lower Ground Floor Plan and Front and Side Elevation – Drawing No. SLW/CAB/02-PA received 02/11/2023

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 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.

4. The metalwork of the proposed balustrade hereby approved shall be colour treated black RAL 9005 upon installation and shall be retained as such thereafter.

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.

INFORMATIVES

The applicant is reminded of the need to provide a standard vehicle access crossing which will require a separate permission from the Council as Highways Authority for the works. The works will be required to be approved and implemented in full prior to the first use of the approved development.

	Date	Officer
Report Completed	06/11/2023	Signed: SY
Authorisation	04/12/2023	Signed: RK

Report Author Sam Yuen