

Application Number:	22/01217/HOUS
Location:	14 Norford Way, Rochdale, OL11 5QS
Proposal:	Single storey rear extension with alteration to rear fenestration on rear elevation and rear balcony with balustrade
Applicant:	Mr Marc Brumby
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. 14 Norford Way, a two storey detached dwelling located in the suburb of Bamford. The dwelling is adjacent to no. 12 Norford Way to the south-east, adjacent to no. 16 Norford Way to the west, and faces the highway to the south. The rear boundary of the curtilage borders a private driveway.

Description of Proposal

Planning permission is sought for a single-storey rear extension which projects approx. 1.8m from the rear elevation of the host dwelling. It has a height of approx. 2.85m and consists of a flat-roof design with a rooflight above the extended dining area.

A terrace balcony is also proposed above the proposed rear extension, and consists of a glass balustrade on the rear and side elevation measuring approx. 1.1m in height. Additional alternations to fenestration are also proposed to replace first floor windows with patio doors.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

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:

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

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy requires 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”*.
- ☐ The proposed rear extension is of a single storey form which would appear subservient to the host dwelling. Given the relatively small scale and projection of the extension, the flat-roof form is considered to be in keeping with the host dwelling and is therefore acceptable.
- ☐ The application proposes bi-folding doors on the ground-floor rear projection, replacing the existing French doors and windows. While the size of the bi-folding doors are proportionally larger than the existing fenestration, the rear elevation would not be visible from the highways. Therefore it is considered the proposed development would not cause undue harm to the appearance of the area and would be acceptable.
- ☐ The proposal would use matching brickwork and uPVC for its rear extension, thereby in keeping with the material of the host dwelling.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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”*.
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers”*.
- ☐ In particular, Section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - ☐ *“For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ The proposed extension projects approx. 1.8m from the rear elevation of the host property and accords with Section 5.6 of the SPD.
- ☐ Section 4.4 of the SPD states balconies *“should be carefully designed to prevent unreasonable overlooking of neighbouring properties”*.
- ☐ The proposed extension and balcony is obscured by the host dwelling along the common boundary of no. 12 and is unlikely to have significant overlooking impact to the adjacent property.

- ☐ There is a separation distance of approx. 12m between the side elevation of the proposed balcony and the common boundary of adjacent no. 16. In addition, the boundary treatment for the application property consists of informal hedging along the common boundaries with adjacent properties, which would provide additional screening. On balance, it is considered the proposed balcony would not result in significant overlooking and overshadowing into adjacent no. 16 and would be considered acceptable.
- ☐ The proposed balcony would face a large group of trees and hedges to the rear of the property and would not directly face any properties.
- ☐ The proposed bi-folding doors, patio doors and rooflight would provide adequate natural light into the dining room and first-floor bedroom, according with Section 4.1 of SPD.
- ☐ The proposed development would retain sufficient garden space for its occupiers, in accordance with Section 5.4 of the SPD.
- ☐ 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

- ☐ 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 development would not lead to an addition of bedrooms and would not impact on the provision of off-street parking spaces for the host property. 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 and Site Plan – 664-05
- ☐ Existing Floor Plans – 664-02, 663-03
- ☐ Existing Elevations – 664-04
- ☐ Proposed Floor Plans – 664-06C, 664-07B
- ☐ Proposed Elevations – 664-08

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.

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	07/11/2022	Signed: SY
Authorisation	07/11/2022	Signed: RK

Report Author Sam Yuen