APPLICATION NUMBER: 21/00388/HOUS

Application Number:	21/00388/HOUS
Location:	4 St Georges Road Rochdale OL11 5YN
Proposal:	Car port with raised decking area above and rear dormer extension
Applicant:	Mr & Mrs Walker
Case Officer:	Ryan Killeen
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

This application relates to no.4 St Georges Rd. a two-storey, detached property in the Norden area of Rochdale. The property is of an early-twentieth century construction and the surrounding area has been developed in piecemeal approach.

The dwelling is accessed via an unadopted access road from Bagslate Moor Road between nos.37 and 39 Bagslate Moor Road. The dwelling is adjacent to no.2 St Georges Rd to the east, and no.4a to the west. Further east of no.2 is the Standrings, an 18th Century, Grade II listed stone dwelling.

Description of Proposal

The application proposes the erection of a car port between the rear elevation of the existing dwelling and the rear elevation of the garage of no.39. The car port would include a roof terrace which is to be enclosed with 1.8m synthetic weatherboard screen to 3 elevations, with the remaining southern section enclosed with a dormer extension, providing access to the roof terrace.

Relevant History

Single Storey Side and Rear Extension to Dwelling and Erection of Detached Garage – Granted Subject to Conditions

Consultee responses

n/a

Representations

Letters of notification were sent to surrounding properties and a notice posted in the vicinity of the site. No responses were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposal would appear illegible by virtue of the inclusion of weatherboarding, and absence of fenestration. It is considered the split in texture and colour created by the contrasting materials at ground floor and first floor level do create some visual interest, but the overall design would ordinarily be considered unsatisfactory.

However, it is appreciated that the proposal would be screened from the majority of surrounding public vantage points by the application dwelling and properties on Bagslate Moor Road, and would be relatively inconspicuous to the common observer. Furthermore, it is expected that the use of dark coloured weatherboarding and matching materials to the car port would assist in reducing the prominence of the structure.

As such, it is not considered that the proposal would inflict undue harm to the character and appearance of the surrounding area and the proposal would accord with policies DM1 and P3 of the Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

Privacy

- The enclosure of the roof terrace with weatherboarding would restrict views out towards surrounding habitable room windows and gardens. A condition is recommended to require the installation of the privacy screen prior to inhabitation of the dormer and roof terrace, and the retention of the screen thereafter.
- Further to this, the proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.
- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

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:

- Location Plan
- A2114-PS-BP02 – Existing Site Plan
- A2114-PS-BP03 – Proposed Site Plan
- A2114-PS-EX01 – Existing Floor Plans
- A2114-PS-EX02 A – Existing Elevations
- A2114-PS-PL01 – Proposed Floor Plans
- A2114-PS-EL01A – Proposed Elevations

and 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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

   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 dormer extension and roof terrace hereby approved shall not be brought into use until the privacy screen to the north, east and west of the terrace has been fully installed, in complete accordance with the details shown on approved drawing A2114-PS-EL01A – Proposed Elevations. The screen shall be retained and maintained at all times thereafter for its intended purpose.

   Reason: In order to prevent harmful overlooking of adjacent gardens and rear windows and in the interests of privacy and amenity for neighbouring occupiers and in compliance with policy 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	17/05/2021	Signed: RK
Authorisation	26/05/2021	Signed: AT

Report Author Ryan Killeen