APPLICATION NUMBER: 21/00249/HOUS

Application Number:	21/00249/HOUS
Location:	5 Stonehill Drive Rochdale OL12 7JN
Proposal:	First floor front extension, porch to front, part two storey part single storey rear extension including addition of windows to side elevations and render to host property, following demolition of conservatory
Applicant:	Mr. & Mrs. R. Collins
Case Officer:	Majid Mir
Recommendation:	**Grant subject to conditions**

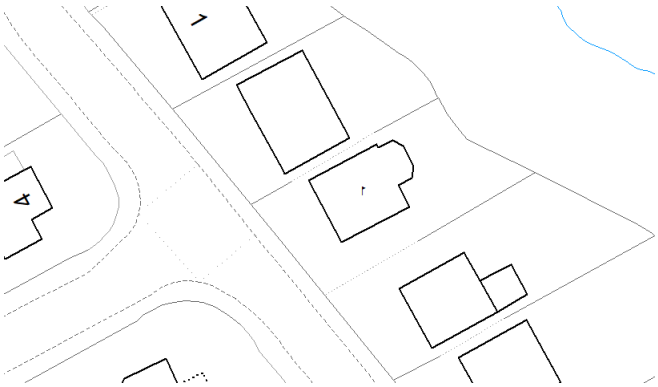
DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

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 5 Stonehill Drive, a detached bungalow in a residential area of Rochdale.



Description of Proposal

The proposal seeks planning permission for the following:

- First floor front extension
- Porch to front
- Part two storey part single storey rear extension
- Increase in ridge height by 0.5m
- Windows to both side elevations
- Render elevations
- Demolition of conservatory

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties and no representation has been 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

The application has been amended to remove an element from the first floor of the proposed two storey rear extension so that it would accord with the SPD. The roof design has been amended from a hipped roof design to a gable roof design. Additionally, the proposed render to the ground floor element of the host property has been removed, and cladding above the proposed porch has been removed.

Assessment

Design: DM1 and P3

- The proposal would see substantial changes made to the host property that would see the character of the host property change. It would no longer appear as a bungalow but rather a more traditional two storey detached property. It is noted that the properties on the opposite side of Stonehill Drive are all two storey properties. There are 10 properties on the same side of Stonehill Drive as no.5 that are bungalow properties, the remaining properties are two storey properties. Additionally, a number of the bungalow properties have had substantial amendments that have seen the character of the properties change, including front dormer extensions and first floor extensions to the front. Furthermore, many of the properties have had rear first floor extensions, with the properties now appearing as a bungalows to the front and traditional two storey properties to the rear. Due to the staggered layout of the properties on Stonehill Drive, the rear elements are clearly visible and prominent. It is therefore considered the principle of the proposed alterations is acceptable.
- The proposal has been amended so that the hipped roof design is replaced with a gable roof design that would be in keeping with the neighbouring properties.
- The fenestration is well proportioned and would generally line up. It is therefore considered acceptable.
- With the amendments proposed, the right height of the proposed extension would increase by o.5m. It is noted that no. 5 is sited close to the neighbouring property of no. 3. The increase in ridge height would see the proposed ridge being set slight lower than that of no. 3. It is noted that there is a gap between no. 5 and no. 7, with no. 3 and no.5 having a much closer relationship than no. 5 and no. 7.
- The front porch would be set centrally and is proportioned. The design of the proposed porch would be more of a modern design, however, it would be in keeping with the host property.
- The proposal would see partial render to the host property to the front and side elevations and the first floor. This amendment of partial render would break up the amount of render and is considered acceptable.
- On balance, 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

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- Looking at the part single storey part two storey rear extension. There are no properties to the rear of no.5, therefore the proposal would adhere to the separation distances contained within section 4.1 of the SPD.
- The proposal would be set close to the shared boundary with neighbouring property of no. 3. The proposal has been amended to remove first floor element of the proposed rear extension. The proposal now accords with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.

- The bedroom windows would not directly face any properties and therefore would adhere to the separation distances contained within section 4.1 of the SPD.
- The proposal would see one window on first floor side elevation facing towards no. 3 added. This would be for an ensuite. On the southern facing elevation, facing towards no. 7, there proposal would see one window on the first floor and two windows plus a door on the ground floor. The first floor window would be for the smallest bedroom. Though it has been identified as bedroom 3, there appears to be an additional room on the first floor that is larger and to the front of bedroom 3. It is considered that the room more likely to be used as a bedroom, and therefore this room labelled as bedroom 3 is the least likely to be used as a bedroom. The ground floor windows would be for a water closet and the enlarged kitchen/ dining/ living area. This window would not be a prinipal window. It is noted that both neighbouring properties do not have any windows on the side elevation.
- On balance, 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

- The property would retain the existing off-street parking space for one vehicle, the property has sufficient space to front and side for an additional off-street parking space if required.
- 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. This permission relates to the following plans:

   - Existing Plans. Drawing no: L01
   - Existing Elevations. Drawing no: E01
   - Proposed Elevations. Drawing no: E02. Rev: B.
   - Proposed Plans. Drawing no: L02. Rev: A

   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. The development shall be carried out in full accordance with the details of external materials as indicated on the plans hereby approved and retained as such thereafter.

   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 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	11/05/21	Signed: MM
Authorisation	13/05/21	Signed: AT

Report Author Majid Mir