

Application Number:	23/00321/HOUS
Location:	30 Bates Close, Rochdale, OL11 2TU
Proposal:	Two-storey side, single storey front and rear extensions and erection of 1.8m boundary fence and gate following demolition of existing detached garage
Applicant:	Mr Mohammad Azam
Case Officer:	Bob Melling
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.30 Bates Close, a two-storey, detached property sited on an end plot of a cul-de-sac on an estate of post war properties in Castleton. The property is located off the main cul-de-sac and is southeast facing towards its private driveway that leads from the highway (and Bates Close) to north east. The property also sits adjacent to no.28 Bates Close to the northeast and the rear curtilage adjoins to the rear boundary of the curtilage of no.20 Hilary Street to the northwest. To the south west there is a reduction in levels to the curtilage of the adjacent Lawn Cottage, which is a residential property that includes extensive outbuildings to the rear which are used as a kennels and cattery.

The property benefits from a generously sized curtilage, providing off-street parking to the front, a detached garage to the side and a garden to the rear.

Dwellings in the area are characterised through relatively simple design, with the front elevation composed of a single ground floor bay window, two first floor windows and quoins. Gables are orientated with ridges running between both the front and rear and side elevations. Front doors tend to be obscured from view.

Description of Proposal

Permission is sought for a two storey side extension, single storey front extension and single storey rear extension. The two storey side extension would sit flush with the existing front and rear walls and project 3.9m from the existing side elevation. The single storey rear extension would adjoin the proposed side extension and project 2.8m from the rear elevation with a width of 3.4m. It would feature a lean-to roof. The single storey front extension would adjoin the proposed side extension and project 2.4m from the front elevation with a width of 3.9m. It would feature a hipped roof and see the relocation of the front door. The extensions are to be constructed in materials to match existing.

Relevant History

<u>98/D35987</u>	Single Storey Side Extension To Dwelling Grant subject to conditions
<u>07/D49923</u>	Single Storey Side Extension To Dwelling Withdrawn
<u>20/00162/HOUS</u>	Two storey front extension including balcony, two storey side extension with balcony to rear, single storey rear extension, alterations to roof and demolition of existing detached garage Refuse
Reason for refusal:	As a result of their siting, size and design, the proposed alterations and extensions would form an unduly dominating development that would harm the character and appearance of the existing dwelling and the wider street scene. The removal of the existing bay window, relocation of the front door, addition of floor to ceiling windows across two floors, roof form, balcony and poor use of materials would compound the visual harm to the dwelling and street scene. Taken as a whole, the development would represent an overdevelopment of the plot with the proposed alterations failing to result in a satisfactory standard of design and visual appearance in respect of the dwelling itself and resulting in significant visual harm to the street scene. The application is therefore contrary to the requirements of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding neighbours and no representations were received in response to the proposed development.

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

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 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.

Paragraph 130 c) states that planning decisions should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Bates Close is a cul-de-sac with simple architectural design values; dual-pitch gable style roofs with varying orientation, a single ground floor bay window, two first floor windows, quoins and front doors to the side elevation. The consistency amongst properties promotes a strong coherence between the visual appearance of dwellings on the street that contributes to a surprising amount of character, albeit some of the properties have been altered, including through the provision of front extensions.

Paragraph 5.1 of the Residential Development SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. Whilst the proposed two storey side extension does not incorporate design features to demonstrate subservience to the host dwelling, it is noted that the application property is located off the main of the cul-de-sac and, therefore, well-screened from public view. On this basis, it is not considered that the lack of subservience would result in undue harm to the host dwelling or street scene and in

this instance, a two storey extension of the scale and design proposed is considered appropriate and acceptable.

As detailed above, a number of properties along Bates Close benefit from existing single storey front extensions of a similar design and scale to that proposed under this application. Whilst the proposed hipped roof would differ from the dominant roof form, it is not considered that this aspect of the design would appear unduly harmful to the character of the host dwelling or street scene, particularly given the layout of the property within the street scene, i.e sited off the main cul-de-sac.

The proposals also include a single storey rear extension to be formed with a lean-to roof. The ground floor rear of the property is well obscured and this form of the development is unlikely to cause an unacceptable level of harm to the character and appearance of the property.

Paragraph 3.12 of the SPD states “residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets.” The submitted plans indicate that sufficient space is available to the side of the proposed development for the storage of bins. This would allow for the storage of bins out of public view and is considered acceptable.

The scale and 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

The proposed 2.8m single storey rear extension would comply with the requirements of section 5.6 of the SPD relating to rear extension projection limits and would not result in any undue loss of amenity for the occupants of no.28 Bates Close.

Minimum distance requirements set out in section 4.1 of the SPD are satisfied by virtue of having no direct facing neighbours to the front, and approximately 45m of separation between direct rear facing neighbours.

To the south west there is a reduction in levels to the curtilage of the adjacent Lawn Cottage. The property measures some 34m from the application property and is separated by an area of mature trees which provides substantial screening. Whilst the proposed development would be sited in close proximity to the extensive outbuildings to the rear of Lawn Cottage, it is noted that these outbuildings are used as a kennels and cattery. Therefore, it is not considered that the proposed development would result in undue harm to the amenity enjoyed by the occupants of Lawn Cottage.

A suitably sized rear garden is retained for the purpose of sitting out and drying clothes, and access is retained between the front and rear curtilage.

In light of the above, the proposal would not unduly impact the amenity of the occupants of neighbouring properties and therefore accord with policy DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposals would retain two off-street parking spaces which would be considered acceptable for a dwelling of this size.

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
 - Existing Site Plan
 - Proposed Site Plan
 - Existing Plans and Elevations. Sheet 1 - Dated January 2023
 - Proposed Plans. Sheet 2 - Dated January 2023
 - Proposed Elevations. Sheet 3 - Dated January 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.

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	12/05/2023	Signed: BM
Authorisation	23/05/2023	Signed: RC

