

Application Number:	23/00962/HOUS
Location:	Bryanston, Mercers Road, Heywood, OL10 2NP
Proposal:	Single storey rear extension and alteration to existing rear extension roof following demolition of existing conservatory
Applicant:	Abbie Richardson
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

The application relates to no. 2 Mercers Road, a two-storey, detached dwelling located in Heywood. The dwelling lies at the eastern end of a row of detached dwellings along Mercers Road and has a further detached dwelling to the east (no. 138 Manchester Road) which is orientated at ninety degrees with its rear elevation facing the side of the application site. To the rear (north) of the site stands the apartment development of Burnell Court containing 42 dwellings.

The subject property is set back some 14 metres from the public highway and its boundaries are delineated by tall conifer and broadleaf trees which are protected by a TPO. The property was constructed in the 1930's and is of a traditional character with a cross-gable roof and bay window to the front, with a large detached garage located within the rear garden adjacent to the eastern boundary. It benefits from an existing conservatory and single-storey outrigger to the rear. The rear garden has also been developed with an outside swimming pool.

Description of Proposal

Permission is sought for a brick-built, single-storey rear extension with a flat roof and roof lantern above to replace the existing conservatory. The proposals also include the alteration of the roof above the existing single-storey side/rear outrigger from pitched to flat with a roof lantern above. The proposed single-storey extension would project 3.7m from the existing rear elevation and adjoin the existing single-storey

outrigger. It would be set in 1m from the existing eastern side elevation and would read as a wraparound extension in conjunction with the existing outrigger. Fenestration for the development is proposed as a set of 4m wide bi-folding doors to the rear and materials for construction are proposed as brickwork to match existing.

Relevant History

78/D06162

Extension To Existing Private Garage

Grant subject to conditions

22/00913/HOUS

Two storey side and rear extension, garage conversion including first floor extension, first floor link to dwelling and alterations to front and side elevations, following demolition of existing rear conservatory and extension

Refuse

Reasons for refusal:

1. As a result of their siting, scale and height, the proposed extensions, and in particular the first floor above the existing garage, would constitute incongruous additions to the dwelling which are not subservient and would fail to display a high quality of design. The proposed development is therefore visually harmful and detrimental to the visual amenity of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. The proposed first floor extension above the garage would have a detrimental impact on the amenity of the occupiers of 138 Manchester Road due to an unacceptable loss of light and outlook to the adjacent ground floor bedroom window. The proposed development is therefore contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.
3. The proposed extensions would result in the existing ground floor dining room of the application dwelling having no window, resulting in an unacceptable level of light and outlook to this habitable room. The proposed development is therefore contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A.

Representations

Letters of notification were sent to surrounding properties. 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

Policy DM1 of the Rochdale Core Strategy requires “*development to be of high quality design taking opportunity to enhance the quality of the area.*” Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must “*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.*”

Paragraph 5.1 of the SPD states that all new developments “*should be designed to 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 and comprise an acceptable replacement for the existing conservatory.

Whilst the replacement of the existing hipped roof form above the single-storey outrigger with a flat roof would not be ideal, it is acknowledged that this aspect of the design is substantially set back from the front elevation and located at the northwest corner of the dwelling, which is screened by dense foliage along the front and side boundaries. As a result, the flat roof would have limited exposure from surrounding vantage points, including the rear gardens and windows or nearby residential dwellings, with the reduced height resulting in less overall bulk to the extension. Further to this, single-storey extensions and outbuildings with flat roofs are present within the street scene. Therefore, on balance, it is considered that the scale and

location of the proposed flat roof would not unduly harm the character of the host dwelling or the street scene.

Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.

The proposals would not affect the current bin storage arrangements.

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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

Due to the siting of the proposed development, and the nature of the application site in relation to its closest neighbouring properties, it is not considered that the proposed development would give rise to any loss of residential amenity to these neighbouring properties by reason of visual intrusion, an overbearing impact or overshadowing.

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

In light of the above, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of all neighbouring properties and would accord with policies DM1, the SPD and the NPPF.

Other consideration

The trees to the front of the house are protected under TPO 273. However, as the proposed development would be sited to the rear of the house, it would be sufficiently distanced from the trees to ensure no undue harm would be caused. Given the spatial separation of the development from the trees it was not considered necessary, in this instance, to consult with the Council’s tree officer at GMEU.

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 Map. Drg no. MR-R00-EX-101. Rev R00
- Existing Floor Plans. Drg no. MR-R00-EX-102. Rev R00
- Existing Roof Plan. Drg no. MR-R00-EX-103. Rev R00
- Existing Elevations. Drg no. MR-R00-EX-104. Rev R00
- Existing Elevations. Drg no. MR-R00-EX-105. Rev R00
- Existing Sections. Drg no. MR-R00-EX-106. Rev R00

- Site Plan. Drg no. MR-R00-PR-101. Rev R00
- Proposed Floor Plans. Drg no. MR-R00-PR-102. Rev R00
- Proposed Roof Plan. Drg no. MR-R00-PR-103. Rev R00
- Proposed Elevations. Drg no. MR-R00-PR-104. Rev R00
- Proposed Elevations. Drg no. MR-R00-PR-105. Rev R00
- Proposed Sections. Drg no. MR-R00-PR-106. Rev R00

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	31/10/2023	Signed: BM
Authorisation	14/11/2023	Signed: RC

Report Author Bob Melling