

APPLICATION NUMBER: 24/00161/HOUS

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Location:	12 Holme House Street, Littleborough, Rochdale, OL15 9QU
Proposal:	Two storey side/rear extension, Juliet balcony and extension of patio.
Applicant:	Mr & Mrs Andy & Jill Duckworth
Case Officer:	Sam Yuen
DETERMINATION DATE 22.04.2024	EXT OF TIME 10.07.2024
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. 12 Holme House Street, a two-storey detached dwelling located in a modern residential development in Summit, north of Littleborough. The dwelling is adjacent to Canal View House to the north, adjacent to no. 7 Holme Terrace to the south, and faces the highway and no. 10 Holme House Street to the south. The rear boundary of the curtilage backs onto the River Roch to the east, followed by open land and the Rochdale Canal 35m away. The property is adjacent to two public right of ways which runs along Holme House Street and the Rochdale Canal respectively. The property has been identified to sit within Flood Zone 2.

Description of Proposal

Planning permission is sought for a two-storey side and rear extension which projects 3.6m from the side elevation of the dwelling and 2.37m from the rear elevation of the dwelling. The extension is set down 0.36m from the ridge line of the

host dwelling and set back 0.85m from the main front wall of the dwelling. It is characterised by a dual-pitched roof form and a gable-fronted roof form to the rear with matching height to eaves.

The rear projection is set down from the ridge line by 1.36m and features a gable-end window and Juliet balcony on the first floor.

The submitted plans also indicate the extension of the rear curtilage patio space by 2.77m to the north to accommodate the proposed side extension. The proposed works would not result in change of height.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Conservation and Design

The Conservation Officer has raised no objections to the proposal.

The proposed plans show materials to match, and the extension would be seen in the context of other modern development. As such, it is considered that the proposal would have no impact on the setting of the nearby Grade-II listed houses on the corner of Fielden Street and Todmorden Road or the Rock Nook Conservation Area, located to the south east of the site.

Highways and Engineering

Highways have no comments to make on the application.

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)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-S4 Flood Risk and the Water Environment

Policy JP-P1 Sustainable Places

Policy JP-P2 Heritage

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:

P2 Protecting and Enhancing Character, Landscape and Heritage

P3 Improving Design of New Development

G8 Managing Water Resources and Flood Risk

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

- ❑ Paragraph 135 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring they are “*sympathetic to local character.*”
- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require 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 two-storey side extension is set down below the ridge line of the host dwelling and would be subservient to the host dwelling. The use of a dual-pitched roof form would also appear in keeping and raises no concern.
- ☐ The proposed extension is set back 0.85m from the main front wall of the host dwelling, which falls marginally short of the requirements of Section 5.12 of the SPD. However, given the context of the host dwelling as a detached dwelling with a built form and design that is materially different to the adjacent dwellings of the same development, it is considered no harm would arise from the potential ‘terracing effect’. Notwithstanding, the proposed setback and set-down would remain subordinate to the host dwelling and would be acceptable.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context. Notwithstanding, suitable materials can be secured via condition in the interest of the visual amenity of the surrounding area.
- ☐ It is noted the proposal comprises a rear projection with a gable end window, a feature which is notably more contemporary in design than the traditional forms of the host dwelling. Whilst it is acknowledged this feature of the dwelling would be visible from the public right of way along the Rochdale Canal, by virtue of its placement to the rear of the dwelling, the gable end would ultimately not be read with the front elevation from the highway. On this basis, the proposal would not detract from the appearance of the host dwelling and would be acceptable on balance.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The submitted plans indicate sufficient residual space for refuse bins to be stored to the side of the dwelling away from public view.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Heritage: P2

- ☐ Regard has been had to Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy P2 of the adopted Core Strategy and the NPPF in respect of the impact on the nearby Grade-II listed houses on the corner of Fielden Street and Todmorden Road and the Rock Nook Conservation Area. The proposal sits outside of the Conservation Area boundary and the proposed works that would be seen in the context of the modern residential development. As such, the proposal is considered to have a neutral impact on the significance of the designed heritage assets and Conservation Area. This is reflected in the comments received from the Council’s Conservation Officer.
- ☐ The design of the proposal is therefore acceptable in accordance with Policies P2 of the adopted Rochdale Core Strategy, the PfE, and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.”*
- ☐ The proposed extension does not directly face any habitable windows and does not project beyond the rear elevation of adjacent no. 7. As such, no concerns are had regarding amenity impacts to neighbouring occupiers.
- ☐ The proposal comprises a Juliet balcony to the rear elevation, adjacent to the common boundary of no. 7. Section 4.4 of the SPD states balconies *“should be carefully designed to prevent unreasonable overlooking of neighbouring properties.”* Whilst it is acknowledged a full height window would have greater overlooking impacts, given the balcony is flush with the rear elevation wall of the proposed rear extension, it is considered the levels of outlook is limited and is not likely to result in excessive overlooking into the rear amenity space of no. 7.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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 extension would remove the existing driveway space to the side of the host dwelling. Notwithstanding, sufficient residual off-street parking space would be retained in the front hardstanding.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

Flood Risk: G8

- ☐ Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.
- ☐ The host property is sited within Flood Zone 2 which has been shown to have a 0.1% to 1% chance of flooding. The submitted Flood Risk Assessment states the finished floor levels would not be set lower than the existing ground floor level. The report has also listed a number of measures to address

additional surface water runoff such as rainwater planters and water butts, the provision of which can be secured via condition as to ensure appropriate mitigation for flood risk.

- ☐ Based on the information provided, it is considered the flood risk to the proposed development would be acceptable. As such, the development would comply with Policy G8 of the adopted Rochdale Core Strategy, the PfE 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. The permission relates to the following plans:

- ☐ Location Plan – received 16/02/2024
☐ Existing and Proposed Site Plan – Drawing No. 01799/SK/02 Rev. A received 26/02/2024
☐ Existing and Proposed Floor Plans and Elevations – Drawing No. 01799/SK/01 received 16/02/2024

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, the adopted Places for Everyone Joint Development Plan 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the ensuite windows in the first floor on the north-east facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. The development hereby approved shall comply with the mitigation measures outlined within the Flood Risk Assessment by Aegaea ref: AEG4918_OL15_Littleborough_01 received 29/04/2024.

Reason: In order to ensure the development provides appropriate mitigation for flood risk in accordance with Policy G8 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	10/07/2024	Signed: SY
Authorisation	10/07/2024	Signed: RK

Report Author Sam Yuen