

Application Number:	22/01594/HOUS
Location:	33 Fallowfield Drive Rochdale OL12 6NA
Proposal:	First floor side extension and insertion of 1no window to front elevation- Resubmission of 22/01026/HOUS
Applicant:	Mr Ali
Case Officer:	Chelsea Petrillo
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 33 Fallowfield Drive - a two-storey dwelling located in the Healey ward of Rochdale with an adjoining single-storey element to the east elevation. The dwelling stands within a modern estate in the defined urban area comprised of a variety of detached dwellings including houses and bungalows. The property to the north (no.31 Fallowfield Drive) is a detached bungalow which has a set of patio doors and two windows located in its southern elevation facing and in close proximity to the rear garden of the application site.

Description of Proposal

The application is seeking planning permission for a first floor side extension to the north-west elevation and insertion of 1no window to the first floor front elevation on the original dwelling. The first floor addition to dwelling will be set back 1.1m from the principal elevation and set back 0.6m from the front elevation of the single storey side extension to which the current pitched roof will be replaced with a lean-to roof. The roof pitch of the first floor extension will be pitched to match that on the existing and be set down 0.3m front the existing ridge line.

Relevant History

22/01206/HOUS

FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND ADDITION OF WINDOW TO FIRST FLOOR FRONT ELEVATION Refuse 21.09.2022

1. The proposed first-floor side extension includes a rear-facing habitable room window that would be close in close proximity to the northern side boundary with 31 Fallowfield Drive and would introduce overlooking that would cause a loss of privacy to the adjacent occupiers. In addition, the proposed single-storey rear extension would be in close proximity to existing habitable room windows in the south elevation of 31 Fallowfield Drive and would stand close by to the garden area abutting the side boundary, resulting on an overbearing impact and a loss of amenity to the adjacent occupiers. The proposal is therefore contrary to Policy DM1 of the adopted Rochdale Core Strategy of 2016 and the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' of 2016.

Township/Member comments

None Applicable

Consultee responses

None Applicable.

Representations

Letters of notification were sent to surrounding neighbours, no letters of representation were received

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

Amendments to the submitted plans were sought from the agent to clearly state the proposed materials on the proposed first floor extension.

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the

surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

It should be noted that whilst the SPD does not set out direct standard guidelines regarding side extensions, guidance for housing extensions are set out in Section 5. Paragraph 5.1 states that extensions should maintain space standards as set out in Section 4 and be designed to be in keeping with the host property and generally be subservient to it.

Whilst it is acknowledged the extension will significantly increase the massing of the original dwelling, the proposed extension would appear subservient to it, being set down 1.1m from the ground floor side extension (flush with principle elevation of host dwelling) and set down 0.3m from the existing ridge height.

Although a large portion of the rear elevation of the first floor extension will remain blank, this is not thought to harm the character of the dwelling given the blank elevation is to the rear therefore will not be seen from any public highways.

It is noted the building line along Fallowfield Drive currently has a low degree of uniformity with many of the dwellings featuring a staggered siting to the dwellings either side. It is also noted another dwelling along Fallowfield Drive (54 Fallowfield Drive) currently hosts a similar extension of the same massing, scale and design where it is thought this proposal may have drawn inspiration from therefore acceptable in scope of the surrounding street scene.

The material palette of the proposed extension would match that of the existing to which the dwelling is currently constructed in red brick on the ground floor and an off-white render to the first floor. Dwellings along Fallowfield host a mixed palette of materials to which red brick and render are the most common therefore the proposed material palette of off-white would be deemed acceptable. The roof design would be pitched to match that on the existing.

Fenestration on the extension and 1no window proposed to the front elevation are sought to match the white UPVC on the existing dwelling.

Existing bin storage arrangements are not thought to be impacted as a result of development given they are currently stored to the side entrance to the rear garden.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the first floor side extension is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

It is noted the previous application was refused for the close proximity of a window proposed to the rear elevation on the first floor extension and the amenity impact it would pose on the adjoining neighbour sited to the northern side boundary which would pose an overlooking and loss of privacy impact to no.31 Fallowfield Drive. This window has now been removed, eliminating any loss of privacy concerns to adjoining neighbours.

The house adjacent at the rear, no.10 Sunbank Close and the house to the south-east, no.35 Fallowfield Drive, are not thought to be impacted as a result of development as the adjacent house is a bungalow to which the extension will not be overlooking and the extension is not proposed to the common boundary shared with no.35.

The revised plans indicate the rear elevation of the proposed extension to now be blank (with the exception of one small window hosted by an ensuite), given the scale of the proposed bedroom (5m in length) this means the room will lose a significant amount of light to the rear end of the bedroom. However, this impact is not thought to be so severe given two large windows are proposed to the front elevation of the extension and the front elevation faces south-west.

It has been deemed appropriate for an obscure glazing condition to be attached to the conditions of the application in order to protect the amenity of the occupiers for the proposed bathroom window of the extension.

The addition of a single window to the first floor of the front elevation of the existing dwelling would be deemed acceptable given the SPD requires "21m between directly facing principal windows of habitable rooms, at an upper floor level". The distance between the front elevation of the host dwelling and the front elevation of the adjacent dwelling, no.42 Fallowfield Drive, would be 22m therefore acceptable by SPD standards.

Summary

In view of the above assessment, the first floor side extension and insertion of 1no window to the front elevation on the existing dwelling 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

As a result of development, the dwelling will increase from a 4-bed to a 5-bed dwelling. Appendix 5 parking standards requires a maximum of 2 spaces per dwelling for 2+ bed houses outside of the town centre. Given the dwelling hosts a driveway to the front providing off-street parking and a side garage, the proposal would therefore comply with the Council's Appendix 5 scheduled parking standards and would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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;

- 145705 LOCATION PLAN
- EXISTING AND PROPOSED SITE PLAN
- SHEET 1 EXISTING FLOOR PLANS
- SHEET 2 EXISTING ELEVATIONS
- SHEET 3 PROPOSED FLOOR PLANS
- REV 3 SHEET 4 PROPOSED ELEVATIONS

And the development must be carried out in accordance with the 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 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 Policy DM1 and Policy P3 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 windows in the first floor on the rear elevation facing north-east 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.

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	08.02.2023	Signed: CP
Authorisation	10.02.2023	Signed: AT

