

Application Number:	23/00060/HOUS
Location:	597 Whitworth Road Rochdale OL12 6DH
Proposal:	Two storey side and rear extension with rear conservatory and erection of 1.28m high front and part side boundary wall. Resubmission of 22/01036/HOUS
Applicant:	Mr And Mrs Stansfield
Case Officer:	Sam Yuen
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. 597 Whitworth Road, a two-storey detached dwelling located in a semi-rural setting in Healey. The dwelling lies in a corner plot at the junction with Burwell Close and is adjacent to no. 595 Whitworth Road to the south-east, adjacent to no. 603 Whitworth Road to the north-west, and faces the highway and open Green Belt land to the north-east. The rear boundary of the curtilage borders the side curtilage of no. 2 Burwell Close. The property is bounded by a low brick boundary wall and hedging to the front and side, as well as timber fencing to the rear. The dwelling is unique inasmuch as it is the only detached dwelling amongst a building line of terraced and semi-detached dwellings. The application site is elevated to the rear of the dwelling, where a detached garage is sited, providing vehicular access from Burwell Close.

Description of Proposal

Planning application is sought for a two-storey side and rear extension which projects 3.04m from the side elevation of the host dwelling and 3.6m from the rear

elevation of the host dwelling to accommodate an additional bedroom and an enlarged kitchen space. The proposed side extension is of a pitched roof form and is set down from the ridge line by approx. 0.29m, with matching height to eaves. The proposed rear extension is characterised by a cross gable roof and is set down from the ridge line by approx. 0.68m with matching height to eaves. It features a contemporary gable end window on the first-floor rear elevation.

The proposed side and rear extension would be constructed from materials matching the host dwelling.

A rear conservatory of a triangular footprint is also proposed to be sited at the corner between the proposed rear extension and the rear elevation of the host dwelling. It measures 3.38m in length and depth, and 3.42m in height.

Finally, a timber entrance gate and a 1.28m-high wall is proposed to the front and side curtilage boundary of the property, with the stonework and copings matching the existing wall to the eastern corner of the property.

The application is a resubmission of a previous application 22/01036/HOUS, with amendments made to the following:

- ☐ The proposed two-storey side extension set back from the front main wall by 1m;
- ☐ The previously proposed front gable feature removed;
- ☐ Size and proportions of the proposed front elevation windows reduced to match the host dwelling;
- ☐ The previously proposed rear elevation Juliet balcony removed; and
- ☐ The previously proposed rendered front boundary wall amended to stone.

Relevant History

78/D06575 - Repositioning of amendments to approved house type & double garage
- Grant subject to conditions

22/01036/HOUS - Two storey side and rear extension with rear conservatory; 1.8m high front and part side boundary wall – Refuse

Officer's Comment:

- ☐ As a result of its siting, scale and design, the proposed two-storey extension would constitute an over-dominant and incongruous feature, to the detriment of the character and appearance of the original dwelling and the wider street scene at the junction of Whitworth Road and Burwell Close. In addition, as a result of its design and materials, the proposed boundary treatment would be contrary to the traditional and semi-rural character of this stretch of Whitworth Road. The proposed development is therefore contrary to the visual amenity aims of policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

As with the previous application for this site the main highway concern regarding this application is the proposed wall to be erected to the boundary of the property on Whitworth Road and Burwell Close.

The proposed wall may have an impact on the junction of Whitworth Road and Burwell Close by reducing the visibility of drivers entering Whitworth Road which could create a road safety issue. The existing boundary has a hedge of similar height to the proposed wall so visibility is already restricted and having checked accident data it appears that this reduced visibility has not resulted in any accidents at this junction over the last five years. It is also noted that current road marking have extended the stop line further out into Whitworth Road slightly improving visibility. Therefore although some concerns are had regarding the impact the wall would have on visibility at the junction, it is considered that this alone would not sustain a valid reason for refusal.

It would appear that the extended dwelling has adequate parking.

The existing servicing arrangements for the dwelling would not be affected by the development.

If the application was to be approved Highways would ask that the applicant submits a condition survey (including photographs) of the existing footway fronting the site prior to development so that a record is kept of the condition of the highway and that on completion of the development the footway is returned to its pre-application condition by the applicant.

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)

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 were made to alter the stonework of the proposed front boundary wall to match the existing boundary wall to the eastern corner of the host property and to reduce its height from 1.5m to 1.28m.

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 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.”*
- ☐ Paragraph 134 seeks to encourage *“innovative designs which... help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- ☐ 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 proposal has sufficiently addressed the concerns raised in the original submission, by virtue of the 1m-setback of the proposed side elevation and the removal of the front gable feature in lieu of a pitched roof set down from the ridge line of the host property. The resultant development is considered to be in keeping and subservient to the host dwelling and would be acceptable.
- ☐ It is noted the proposed two-storey rear extension features a contemporary gable end window which would not appear compatible with the otherwise traditional appearance of the adjacent properties. However, given its siting to

the rear of the host dwelling which would not be visible from Whitworth Road and would not be easily read as part of its street scene, on balance, it is considered the proposal would not result in adverse visual harm to the surrounding area.

- ☐ Materials of the proposed extensions would match the host dwelling. Likewise, the proposed front and side boundary wall would match the height and materiality of the existing stone boundary wall to the eastern corner of the host property, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.”*
- ☐ In particular, section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
- ☐ Section 5.5 states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Additionally, section 5.6 states the following maximum standard for single storey extensions:
 - ☐ *“For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ Section 5.9 of the SPD states two storey extensions projecting *“beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)”* would not normally be granted planning permission.
- ☐ The proposed extension does not directly face any properties towards its front and rear.
- ☐ The proposed conservatory comprises a triangular footprint and does not project beyond a 45 degree line measured 4m along the common boundary from the rear elevation of adjacent no. 595.
- ☐ The proposed two-storey rear elevation does not project beyond the rear elevation of adjacent no. 603, which is sited on an elevated position to the host dwelling. It also does not project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of adjacent no. 595.

- ☐ Taken as a whole, it is considered the proposed development would not result in significant amenity harm to the neighbouring occupiers.
- ☐ 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.”*
- ☐ As noted by the Highways representative, the host dwelling comprises an existing front and side boundary treatments which restricts visibility at the junction between Burwell Close and Whitworth Road. However, given the proposed boundary wall would comprise a reduced overall height to the existing boundary treatments, it is considered the proposals would not result in undue harm to highway safety.
- ☐ The proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The proposal would retain two off-street parking spaces to the rear driveway, therefore the proposed parking arrangements are 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 – Drawing No. 02revB
- ☐ Proposed Site Plan – Drawing No. 01revB
- ☐ Existing Floor Plans and Elevations – Drawing No. 09
- ☐ Proposed Ground Floor Plan - Drawing No. 03revA
- ☐ Proposed First Floor Plan – 04revA
- ☐ Proposed Front Elevation – Drawing No. 05revA
- ☐ Proposed North-west Side Elevation – Drawing No. 06revA
- ☐ Proposed Rear Elevation – Drawing No. 07revA
- ☐ Proposed South-east Side Elevation – Drawing No. 08revA
- ☐ Proposed Boundary Wall Plan View and Elevation – Drawing No. 10revB

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 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	02/05/2023	Signed: SY
Authorisation	04/05/2023	Signed: RK

Report Author Sam Yuen