APPLICATION NUMBER: 19/00414/HOUS

Application Number:	19/00414/HOUS
Location:	Bamford Closes Barn Red Lumb Street Rochdale OL12 7TX
Proposal:	Erection of a single storey extension in place of existing conservatory and erection of first floor rear extension along with erection of chimney and replacement of existing side facing bathroom window.
Applicant:	Mr & Mrs Paul Bleackley
Case Officer:	Osian Perks
Recommendation:	**Refuse**

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**

Location

This application relates to an end of terrace, stone built property, sited within the Green Belt to the North of Rochdale. It has a single storey, wrap-around, front and side extension, a conservatory projecting from its side elevation and a projecting rear outrigger built with a dual pitched roof.

Description of Proposal

This application seeks permission for the following:

- Alterations to the front elevation of the wrap-around front and side extension, replacing the existing door and window with a single door.
- The erection of a chimney within the south facing roof slope of the existing rear outrigger.
- A replacement of the existing side facing, first floor ensuite bathroom window with one of greater length.
- The demolition of the existing conservatory and its replacement with a single storey extension built with a dual-pitched roof. It would have a large glazed

element to its side elevation and large glazed element to its front facing roof slope.
- The erection of a first floor extension to the outrigger to the rear which will increase the ridge height of the outrigger and create a dormer-like East facing window.

Relevant History

95/D32328- Change of use of Barn and Stables to Dwelling Including single storey rear extension. Grant subject to conditions.

Township/Member comments

None received

Consultee responses

Not applicable.

Representations

None received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/2 Green Belt

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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the National Planning Policy Framework stipulates that the creation of high quality buildings and places is fundamental to the planning and development process. Paragraph 130 stipulates that permission for development should be refused where it fails to take opportunities to improve the character and quality of an area.

Policy P3 of the Rochdale Core Strategy indicates that developments should respect the context of their surroundings where it is positive and policy DM1 indicates that all development proposals should be of high quality design and take the opportunity to enhance the quality of the area.

The proposed alterations to the front elevation of the wrap-around front and side extension would by virtue of their scale, nature and siting, not substantially alter the character or appearance of the application property.

The proposed replacement of an ensuite bathroom window within the side elevation of the application property and erection of a chimney would also, by virtue of its siting and scale, not substantially alter the character or appearance of the application property.

The proposed single storey side extension would be built with a dual pitched roof, reflecting that of the application property, in materials matching those of the application property. It is considered that these elements of the design will ensure that it appears as a sympathetic addition to the host dwelling. The removal of the unsympathetic conservatory is seen to be of benefit to the character of the dwelling.

The side elevation of the host property does not have a specific fenestration pattern and as such it is considered that the proposed glazed element would give the extension a contemporary appearance without undermining the congruity between it and the main dwelling.

The host property and neighbouring dwellings are built with traditional dual-pitched roofs. The proposed first floor extension would create a roof with a staggered appearance when viewed from the side and would give the rear facing gable an irregular appearance. It is considered that this extension, would constitute an alien, awkward and incongruous addition to the application property, to the detriment of its character and the visual amenity of the immediate surroundings.

In light of the above, it is considered that the proposed development would constitute poor design and fail to accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

The proposed alterations to the front elevation; erection of a new chimney and proposed ensuite bathroom window would by virtue of their nature, siting and size, not result in the loss of privacy to or have an overbearing impact upon the occupants of the neighbouring properties.

The proposed single storey side extension by virtue of its siting and size would not be easily visible from neighbouring properties and as such it is considered that its erection would not significantly, adversely impact upon the amenities enjoyed by the neighbouring properties.

In light of the above, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Impact on the Green Belt: G4 and SPD

The proposal site is located in the green belt. Policy G4 of the Rochdale Core Strategy stipulates that development within the Green Belt will be restricted to those types of development which are deemed not to be inappropriate by National Planning Policies unless very special circumstances can be demonstrated.

Paragraph 145 of the National Planning Policy Framework stipulates that the construction of new buildings in the green belt is inappropriate but lists the '*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'* as an exception.

Paragraph 5.19 of the Guidelines and Standards for Residential Development SPD states that disproportionate additions to dwelling would be considered inappropriate development in the Green Belt and will not be approved unless very special circumstances exist that would outweigh this harm.

Paragraph 5.20 goes on to states that normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would be considered appropriate and not disproportionate. However the SPD goes on to state that there may be circumstances where an increase of over 35% is not disproportionate.

Floor space and volume calculations have not been submitted. However, calculations made by the officer show the volume and footprint of the original building to be 543m^3 and 119.7m^2 respectively. When added to the existing extension, the total increase in volume and footprint equate to 122.46m^3 and 38.9m^2 respectively. The extensions therefore constitute a 22.6% volume increase and a 32.5% area increase over and above the original building. As such, it is considered that the proposed development would accord with paragraph 5.20 of the *Guidelines and Standards for Residential Development* Supplementary Planning Document.

By virtue of their size it is considered that the proposed extensions and alterations would constitute a proportionate addition to the original dwelling. As such the development would accord with policy G4 of the Rochdale Core Strategy and the National Planning Policy Framework.

Recommendation: Refuse for the following reason:

1. The proposed first floor extension would constitute an alien, awkward and incongruous addition to the roof of the application property, to the detriment of its character and the visual amenity of the immediate surroundings. As such, the proposal would fail to accord with the design and visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Informative

For the avoidance of doubt, this decision relates to the following plans:

- Proposed elevations and floor plans (Drawing No. 4826 3 Rev: A)
- Site Location and Block Plan (Drwg No 4826-1.A)
- Existing elevations and floor plans (Drawing No. 4826-2 Rev: A)

	Date	**Officer**
Report Completed	25/06/2019	Signed: OP
Authorisation	26/06/2019	Signed: AT

Report Author Osian Perks