APPLICATION NUMBER: 20/01593/HOUS

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Location:	Gnat Bank House Gnat Bank Fold Rochdale OL11 4BH
Proposal:	First floor side extension
Applicant:	Mr Andi Tomkinson
Case Officer:	Richard Whittaker
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to Gnat Bank House, Gnat Bank Fold, a two-storey, detached dwellinghouse located within a residential area to the south of Bamford. The property exhibits an unorthodox relationship with the surrounding built environment in that the site is set well back from the highway and the dwellinghouse is partially set behind 4 Gnat Bank Fold. The site is elongated and flanked by dwellings on Tyrone Drive and Bell Meadow Drive.

The dwelling itself exhibits an attached garage to the side of the dwelling.

Description of Proposal

The application seeks permission for the erection of a first floor extension above the existing garage.

The proposed works would match the footprint and pitched roof style of the garage and would increase the maximum height from 3.8 metres to 6.4 metres (0.5 metres lower than the existing dwelling) and the height to eaves from 2.2 metres to 4.8 metres.

Relevant History

16/01212/CPL - Application for a certificate of lawfulness for proposed single storey side and rear extensions and minor alterations to windows and doors – Approved 08.12.2016

Representations

Letters of notification have been sent to neighbouring properties and a site notice posted close to the site. 2no letters of representation has been received, one wishing to confirm the proposed plans for clarity and the second raising the following issues.

- Existing flood light to the front of the property causing lighting issues.
- Potential overlooking resulting from the proposed first floor front window.
- Enquiry as to whether permission was needed with regard to previous the felling of trees on the site.

Consultations

N/A

Policy

National

National Planning Policy Framework (NPPF) February 2019
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, P3, SPD

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The proposed extension will be create an additional storey on top of the existing side extension. The proposal will echo this existing extension in terms of length and width. The proposal will be set down marginally from the ridge line of the existing house of which will result in a level of subservience.

The materials will match the existing house and the roof style will match that of the existing side extension. Whilst this will look somewhat incongruous to the front of the host dwelling, it is not considered that this will be so significant to warrant refusal. The property currently exhibits a variety of roof styles and is located significant off the main highway. These will both act to alleviate any adverse harm to the character of the surrounding area.

The proposal will result in a large expanse of blank gable wall on the side elevation. However, in this instance it is considered that due to the location of the dwelling in relation to the surrounding public highway and neighbours it is not considered to have a significantly harmful impact on the character of the area.

On balance, 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, SPD

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed works would result in a two-storey elevation which would directly face nos. 16 and 18 Tyrone drive. These properties are effectively attached in that their associated garages are conjoined along their shared boundary. The properties exhibit a staggered rear elevation with the garages projecting 1.5 metres beyond the rear elevation of the dwellings themselves. The proposed works would result in a distance of 13.5 metres between the rear elevation of the garages and the proposed two storey elevation of the application property and a distance of 15 metres between the rear elevation of the dwellings themselves and the proposed two storey elevation of the application property. With the principle windows in the rear elevations of nos. 16 and 18 set 15 metres away from the side elevation of the application property the proposed works are considered to be acceptable in terms of amenity and in accordance with the space standards set out in paragraph 4.1 of the SPD.

The proposed works would include a window on the south-west facing elevation. This would service a wet room/bathroom. It is recommended that a condition be attached to any forthcoming decision that it be finished with obscure glazing in order to remove any potential issues regarding loss of privacy.

The proposed works would include a first floor window on the front (north-west facing) elevation. This would not directly face any neighbouring principal windows or directly overlook any neighbouring gardens and as a result is not considered to impact the privacy of any neighbouring properties.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways: DM1, SPD

The proposed works would retain sufficient off-road parking to service the dwelling. The proposal would retain sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

Other Matters

The letters of representation highlighted issues caused by an existing floodlight and the felling of a tree located at the application site prior to this application.

This application can only make a judgement on the works proposed in the associated plans and as a result the existing flood light and the previous removal of trees cannot be commented upon. Furthermore, it is noted that the trees which have been removed are not recognised to be protected.

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
- Proposed Site Plan
- Existing and Proposed Plans and Elevations – Drawing No. 2252.01

And the development shall be carried out in complete 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

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 hereby permitted the windows in the first floor on the side elevation facing south-west 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	22.02.2021	Signed: RW
Authorisation	22.02.2021	Signed: KN

Report Author Richard Whittaker