



Officer Report

Case Reference: PL/2026/0145
Location: WHITFIELD, BUCKLEY HILL LANE, MILNROW,
ROCHDALE, OL16 4BU
Proposal: Part single storey front and side extension, part two storey
front extension, first floor rear infill extension, single storey
rear extension with overhanging canopy with alterations to the
fenestration including render to all elevations
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Introduction

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Case Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Site

The site is located at Whitfield, Buckley Hill Lane, Milnrow. The property is a two storey detached dwellinghouse. The property benefits from a large attached garage, and has minor alterations. Dwellings in the immediate area are a variety of styles with the properties on the opposite side of the road finished in red brick. The site is located within the Defined Urban Area. Hardstanding is retained to the front of the property and two off street parking spaces are retained.

Proposal

The application seeks permission for the following:

- Part single storey front and side extension
- Part two storey front extension including new gable
- Part first floor rear infill extension at front and rear
- Single storey rear extension with overhanging canopy
- Alterations to the fenestration including render to all elevations

The drawings were amended during the course of the application and neighbours were re-notified via letter, with a period of consultation for 2 weeks.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters:

The application was publicised by way of neighbour notification letters. No responses were received.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed rear extension would project 3m from the main rear facing wall and 5.145m from the rear wall closest to the boundary shared with the neighbouring property 'Manningtree'. The rear extension would accommodate an extended kitchen diner area with bifolding doors on the rear elevation and a roof lantern atop the flat roof rear extension. While the flat roof is of a roof form not matching the main property it is not considered this is unacceptable.

The proposed first floor front extension at single storey would accommodate an extended lounge. The extended first floor front extension would infill the existing overhang of the roof and extend out at the front master bedroom creating an ensuite also. A gable would be created at the front elevation with a ridge height of 7.1m and a eaves height to match the existing roof. The proposed two storey extension at the rear would square off the building at first floor. There are no concerns with the design of the proposed works and fenestration changes.

Render is proposed to the ground floor of the building which is considered acceptable. All other materials would match the existing property and are considered acceptable.

As such, it is considered that the proposals would comprise an acceptable standard of design. It would therefore not accord with with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The proposed two storey rear extension adjacent to the proposed single storey rear extension would project 2.55m from the rear elevation. The proposed single storey rear extension would project 3m from the main rear elevation of the property. The two storey extension would have a distance of 4.2m to the shared side boundary with property 'Manningtree' and both single and

first floor rear extensions would be in compliance with the Council's SPD to this regard. In relation to height, the proposed extensions would not result in an unacceptable eaves or ridge height, and would be considered acceptable. The proposed eaves height is in proportion with the scale of development and will not have a negative impact on neighbour amenity with regards to overbearing.

A window serving an office is located on the side elevation facing Manningtree. The existing window in this room served a bedroom, and given the proposal is to change this to an office, it is not considered an obscure glazing condition is necessary to mitigate as there would not be any additional overlooking impact.

The proposed front extensions retain a window to window distance of 28m with the properties across Buckley Hill Lane, and would not be considered to result in an unacceptable privacy impact.

As such, it is considered that the proposals would comprise an acceptable standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development would reduce the number of bedrooms internally in the property and sufficient off street parking is retained. The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Recommendation: Approve with Conditions

Condition(s) (4)

- 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 development shall be carried out in accordance with the following drawings and documents hereby approved:

- Application form

- Proposed Floor Plan, Elevations and Roof Layout Dwg No JCBD-25-501-2
- Site Location Plan

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 saved Rochdale Unitary Development Plan, 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 the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 The proposed render shall be of an off-white or cream colour and shall be retained as such thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.