



CHORLTON PLANNING LTD

Town Planning & Development Consultants

HOUSEHOLDER PLANNING APPLICATION

PROPOSED FIRST FLOOR REAR EXTENSION

36, ANSDELL ROAD, ROCHDALE OL16 4TT

PLANNING STATEMENT

Prepared by Chorlton Planning Limited

for

Mr Sikander Razzaq

A2407

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1.0 BACKGROUND

1.1 A Prior Approval Application – reference No. 23/00810.HH42 - for a ground floor rear extension was approved in September 2023. Work is progressing well on this extension with the walls already in place.

1.2 Whilst the construction was taking place the owners have reconsidered their accommodation needs and now wish to look at accommodation on the upper floor. This application seeks to provide this.

1.3 The applicant and his family - over 3 generations – are in need of additional bedroom space as well as the living space at ground floor level.

2.0 THE SITE

2.1 The application site is within a well-established residential area

2.2 The property is semi-detached and has front and rear gardens with off road car parking. To the south is the adjoining semi-detached house - No. 34, Ansdell Road, while to the east and south are other semi-detached houses fronting onto Ansdell Road and Buxton Crescent.

2.3 The site is generally flat and devoid of trees.

2.4 A location plan is provided at Document 1, and a larger scale plan at Document 2.

2.5 A Google aerial image is attached together with other photographs at Document No. 3.

3.0 THE PROPOSALS

3.1 The applicant seeks consent for a first-floor extension to the rear of the property. Permission, under the Prior Approval process, for a ground floor extension has already been obtained. This is partially built. Following further thought, the applicant now wishes to add accommodation to the upper floor.

3.2 The proposed extension at first floor level will project some 3 metres from the rear of the property and run across the entire rear wall. It will be set in from the boundary with the adjoining semi-detached house for construction reasons.

3.3 The extension will have pitched roofs with walls clad in brick to match that of the existing house. The roof will be concrete tiles, again the colour and texture to match those of the house. The windows and doors will be white UPVC.

3.4 The upper floor accommodation will consist of an enlargement of the existing bedrooms, as well as the provision of an additional bedroom. The existing staircase, bathroom and storage cupboard will remain unchanged.

3.5 Full drawings are provided by James Campbell Associates. These are referenced;

23.3093.SC1.1A, 23.3093.1B, 23.3093.3A. A further drawing ref 23.3093.SC2.1 shows an alternative scheme but it is not part of this application but provided

4.0 PLANNING POLICY CONTEXT

4.1 Planning applications within Rochdale are assessed against National, sub regional and local planning and environmental policies. The principal documents are:

- The National Planning Policy Framework (NPPF). This sets out the Government's planning policy for England. It was updated in December 2023. All other planning policy documents need to be in conformity with this Framework and it takes precedence over out-of-date policies contained within local and other plans. The recently elected government is to update the NPPF within the near future. A draft NPPF has been circulated and the new NPPF is due for issue soon.
- The Greater Manchester Places for Everyone Plan (PFE). This Plan covers the nine participating local authorities in Greater Manchester, including Rochdale. It was adopted on 21st March 2024. Revisions to the NPPF may affect the PFE policies and strategic development sites.
- The Rochdale Core Strategy. This was adopted in October 2016. Following the adoption of the PFE, Rochdale Council is working on The Rochdale Local Plan which will replace the Core Strategy. In the meantime, the Core Strategy will continue to be used in considering planning applications

4.2 The property is unallocated for any primary purpose on the Core Strategy Proposals Map. It is not listed nor is it within a Conservation Area.

4.3 The main Core Strategy Planning Policies relating to householder planning applications are Policies DM1 and P3. PFE Policy JP-P1 Sustainable Places is also relevant as is the Council's Supplementary Planning document "Guidance and Standards for Residential Development".

Core Policy P3

4.4 The Policy states that all new development must 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, landscaping, materials and access of surrounding buildings and areas in general.

Core Policy DM1

4.5 The Policy requires development of a high-quality design taking the opportunity to enhance the quality of the area.

4.6 PFE Policy JP-P1 Sustainable Places states;

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:

- A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;*
- B. Enables a clear understanding of how the place has developed; and*
- C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used*

4.7 Rochdale Guidance and Standards for Residential Development SPD sets out guidelines for extensions to existing residential properties.

5.0 INFORMATION SUPPORTING THE PROPOSALS

5.1 The ground floor extension has already been approved under Prior Approval Regulations. It is noted that a similar ground level rear extension has been built onto the adjoining semi.

5.2 It is now proposed to add on top of this a first-floor extension as set out in the submitted plans.

5.3 With regard to two storey extensions the Guidelines and Standards for Residential Development SPD states;

“Planning permission will not normally be granted for a 2 storey or first floor extension to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4 metres along the common boundary from the rear elevation of the adjoining or adjacent dwelling.

Where there is a single storey extension at the rear of the neighbouring property, which is close to the common boundary, the 2.4 metre distance will be taken from the point 3 metres along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling.”

5.4 As the adjoining semi already has a single storey extension, and if my understanding of the second paragraph is correct, this means is that a two storey extension for the application property can project for 3.0 metres along the common boundary and then must be offset at a 30 degree angle from that point.

5.5 The side wall of the first-floor extension close to 34 Ansdell Road does not project beyond a point measured 3 metres from the rear wall of the house and the 30 degree angle is observed.

5.6 Another part of the Rochdale Guidelines and Standards for Residential Development SPD refers to space standards. It specifies the following.

The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties.

- i. 21 metres between directly facing principal windows of habitable rooms, at an upper level AND 10.5 metres between a principal window at an upper floor level and a directly facing boundary of the curtilage (figure 2).*

- ii. *14 metres between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (figure 3).*
- iii. *10 metres between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (figure 4).*

5.6 In this case habitable windows in the first-floor extension would not be more than 10.5 metres from a directly facing boundary of the curtilage (garden).

5.7 Service windows - bathrooms, toilets etc. - which would normally have opaque glazing would be allowed, but not clear glazed habitable windows.

5.8 However, as the purpose of this condition is to stop excessive overlooking of neighbours' gardens, then purpose designed windows with obscure glazing which prevents this could be acceptable.

5.9 In order to address this issue the windows proposed in the rear elevation will be obscure glazed to at least level 3 on the Pilkington Scale at the lower level and clear glazed at the upper level. The cross bar between the obscure and clear glazing will be set at 1.7 metres above the bedroom floor level to avoid overlooking of the rear gardens. Clear glazed skylights to each bedroom would be provided to ensure that there is sufficient natural light to each of the bedrooms. The 1.7 metre bar level is taken from the Planning GPDO 2015 as amended.

5.10 One of the conditions to Class A of Part 1 of Schedule 2 of the GPDO states;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be:

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

The GPDO Technical Guidance explains that;

This condition requires upper-floor windows in any part of the side of a house to be obscure glazed. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3. Obscure glazing does not include one-way glass.

5.12 The key issue is neighbours' privacy and the obscure glazing to the lower level will safeguard this. Should this not be accepted then the whole window can be obscure glazed.

5.13 Alternatively, if the obscure glazed larger windows are not accepted, then these could be replaced by high level windows, either obscure or clear glazed.

5.14 The submitted plans show the larger windows but an alternative indicative plan is provided to show the high level window alternative.

5.15 With regard to window-to-window privacy the properties at the rear i.e., Nos. 35 and 37 would be beyond the minimum acceptable distance whilst the distance between Nos. 36 Ansdell Road and 39 Buxton Crescent would be slightly below. Due to the oblique angle between the two properties this may be acceptable

5.16 However, the distance between one of the proposed rear bedroom windows and that of No. 41 would be less than the 21 metres required. The oblique angle between the two properties would assist in minimising direct overlooking and in any case the obscure glazing required to overcome the garden privacy would also safeguard window to window privacy.

5.17 The proposed extensions cannot readily be seen from Ansdell Road or Buxton Crescent or elsewhere in the public realm.

5.18 With regard to materials, the existing finish to the extensions will be of brick to match the existing with a concrete tile to the roof.

5.19 It is hoped that a condition attached to an Approval could refer to materials to match rather than having to submit an application to discharge a materials condition..

6.0 CONCLUSIONS

6.1 The additional bedroom space is urgently needed for comfortable family occupation of the house and will be of great benefit to the welfare of the residents.

6.2 The extension will not adversely affect the amenities of adjoining occupants of the surrounding properties due to the design of the windows and whilst using obscure glazing is not ideal, this will be outweighed by the great benefit of the additional bedroom space to the family.

6.3 The proposals are considered to comply with the spirit of Rochdale's Core Strategy Policies and those within the Rochdale Guidelines and Standards for Residential Development SPD.

6.4 Further information can be provided as required.

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