

Officer Report

Case Reference: PL/2026/0151
Location: 21 PARK WAY, ROCHDALE, OL11 5EE
Proposal: Front porch, single storey rear and side extension including demolition of detached outbuilding
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

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 21 Park Way, Rochdale. The property is a two storey semi-detached dwellinghouse. The property benefits from an existing flat roof side extension and outbuilding, to be demolished as part of this application. The topography of the area varies, with the non-adjointed property at No 23 sited higher up than the application site. Dwellings in the immediate area are 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 a single storey rear and side extension with a pitched roof, and a front porch with a lean-to roof. Render is to be applied to all extensions.

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 rear facing wall and projects 1m from the main side elevation. The rear extension would accommodate an extended kitchen, study and W/C. A sufficient amount of outdoor space would be retained. Proposed windows and doors would be in keeping with the existing dwellinghouse. While the windows are not in line with the windows above, it is not considered this small detail would be considered unacceptable. The proposed front porch would measure 1375mm in depth, 2765mm in width, and 2586mm to eaves height; 3417mm to ridge height. The proposed render would only be applied to the extensions. Given the minor use of render on the property, it is considered in a off-white, cream colour, this would be considered acceptable. All other materials would match the existing property and are considered acceptable.

It is acknowledged the level of internal light that would serve the kitchen would be somewhat reduced due to the small rear window and proximity of the kitchen window and the rear boundary wall being approximately 1m. While this is not an ideal scenario, it is acknowledged this is typical of the tight urban grain and dense nature of the terrace dwellings in this location. There are rooflights proposed which will provide light into the kitchen, and it is not considered to have an unacceptable impact upon the occupants of the property.

As such, it is considered that the proposals would comprise an acceptable standard of design. It would therefore not accord 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 single storey rear extension would project only 3m along the adjoined boundary with No 19, and 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. No windows would directly overlook any neighbour.

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 will not have an impact on existing parking arrangements or the highway.

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

-EXISTING AND PROPOSED ELEVATIONS AND PLANS A01

-Existing Site Plan

-Proposed Site Plan

-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)

- 5 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.