

Application Number:	24/00293/HOUS
Location:	52 Jutland Avenue, Rochdale, OL11 5DP
Proposal:	Single storey side extension and installation of an additional window on the existing rear elevation at ground floor
Applicant:	Mrs Shafina Bi
Case Officer:	Bob Melling
DETERMINATION DATE 07.06.2024	EXT OF TIME 24.09.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

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 Planning 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.

Policy

National

National Planning Policy Framework (NPPF) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable Places

Local

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).

Amendments

Amendments were sought to reduce the width of the extension from 5m to 3.5m.

Summary of comments from neighbours, consultees and Planning Panel

1 objection – loss of light and impact on air circulation. The impact on air circulation is not a material planning consideration. The impact on light will be assessed under the 'Residential Amenity' heading.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

While the use of a flat roof is less than ideal, it is not considered that this alone would warrant the refusal of the application. The extension is an appropriate scale and would have a chamfered corner to account for the angle of the boundary line. It would be set back approx. 9.5m from the highway, reducing its exposure. Flat roof side extensions are not uncommon across the Borough, and it is not considered that the design of the extension would not be particularly controversial, or result in undue harm to the character of the area.

The design of the proposal is acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed extension would be sited partially in front of the side elevation of no. 132 Sandy Lane and would project approx. 2.2m beyond the neighbouring rear elevation. It should be noted that the ground level of no. 132 is approx. 0.6m higher than the ground level of the application property, with a 2m boundary wall between the properties. Given that the boundary wall is on the higher ground level, it means that the extension would only be approx. 0.4m taller than the boundary wall. Additionally, the 1.5m reduction in width of the extension would lessen the impact on the side elevation of no. 132. Although it should be noted that the side elevation of the adjacent property contains no principal windows to habitable rooms. Based on the above factors, it is not considered that the proposal would result in an undue loss of light or outlook for the occupiers of no. 132 Sandy Lane.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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. This permission relates to the following plans:

- Location Plan. Produced 27/02/2024
- Sheet 1 – Existing Elevations
- Sheet 2 – Existing Plans
- Sheet 3 – Proposed Elevations. Rev 1
- Sheet 4 – Proposed Plans. Rev 1
- Proposed Site Plan. Submitted on 26/08/2024

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the 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 be in accordance with details provided within the submitted application form unless otherwise approved in writing by the Local Planning Authority.

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.

Article 35 Statement

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.

	Date	Officer
Report Completed	28/08/2024	Signed: BM
Authorisation	23/09/2024	Signed:LA

Report Author Bob Melling