

Application Number:	22/01433/HOUS
Location:	34 Avon Road Heywood Rochdale OL10 4RW
Proposal:	Erection of a single storey side extension following demolition of an existing conservatory
Applicant:	Mr Mark Whitehead
Case Officer:	Bob Melling
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?	N

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

Location

The application relates to a semi-detached domestic property located within a residential area of Heywood. It is built in dark brick with concrete tiles to the roof and wood-effect brown UPVC windows. Between the ground floor and first floor windows the front elevation is clad in tiles and there is brown UPVC cladding separating the first floor windows on the front elevation.

The property is positioned on a corner plot with its front and west side boundaries both fronting Avon Road and the north-west side boundary of the rear amenity space fronting Norfolk Avenue. The south-east side boundary is shared with the adjoining no. 32 Avon Road and the rear boundary is shared with no. 23a Norfolk Avenue.

Description of Proposal

Permission is sought for a single storey side extension with a lean-to roof. The extension is to be constructed following the demolition of an existing conservatory, which was refused retrospective planning permission under application reference 18/00661/HOUS.

The extension seeks to respond to the concerns raised by the Council with regards to the existing unauthorised development through the design of the proposed side extension. The extension is to have a width of 7.45m, depth of 3m, height to eaves of 2.69m and maximum height of 3.49m. It is to be constructed in brick and concrete roof tiles to match the existing dwelling.

Relevant History

18/00661/HOUS

Retrospective application for erection conservatory to side elevation.

Decision: Refuse

Reason for refusal: *As a result of the considerable width and bulk of the extension, the use of UPVC and large glazing panels, the position of the conservatory at the top of an incline, and by virtue of the host property being positioned on a prominent corner plot, the extension appears unduly prominent within the street scene and represents an ungainly and discordant addition to the host property, particularly with respect to views of the front elevation. By virtue of the considerable width of its front elevation (near doubling the width of the house) and overall proportions, the conservatory also appears as a disproportionate and insubordinate addition to the host property. The development is therefore contrary to Policies P3 and DM1 of the adopted Rochdale Core Strategy and the relevant provisions of the revised National Planning Policy Framework.*

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The proposed extension replaces the existing conservatory and it would appear that it would have no impact on parking provision for this property.

There would be no detrimental impact on road safety or highway capacity as a result of this application.

The servicing arrangements for the existing property should remain unchanged.

Highways raise no objection to this application and request no specific planning conditions.

Representations

N/A

Policy

National

National Planning Policy Framework (NPPF)
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 and P3

- ❑ Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 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.
- ❑ Under application reference 18/00661/HOUS, the Council considered that the proposed conservatory was a disproportionate and insubordinate addition to the host dwelling. This was compounded by the use of UPVC and large glazing panels.
- ❑ The current application seeks to address the concerns with the conservatory through its replacement with a single storey extension.
- ❑ Whilst the side extension would be positioned towards the top of an incline and the host property is positioned on a prominent corner plot, it is felt that the proposal has taken the previous concerns into consideration through a reduced width and bulk, a simple mono-pitch roof design and the use of matching materials. The extension as proposed would be a proportionate addition to the host dwelling with appropriately sited fenestration and a form and layout that would respect the character of the host dwelling and surrounding street scene.
- ❑ In light of the above it is considered that the proposed extension would accord with Policies P3 and DM1 of the Rochdale Core Strategy and the relevant provisions of the revised National Planning Policy Framework.

Amenity: DM1 and SPD

- ❑ To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD also sets out space standards guidelines. It states that the following minimum space standards should be adhered to:

- 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
 - 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
 - 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.
- ☐ The extension would accord with the above guidance and by virtue of its size, siting (a suitable distance from other residential properties in the vicinity) and the presence of solid boundary screening, the extension does not substantially overlook, have an overbearing impact upon or result in a substantial loss of light to the occupants of nearby properties. It is therefore considered that it accords with the requirements of policy DM1 of the Rochdale Core Strategy.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The erection of the extension has not resulted in the loss of off-street car parking spaces nor does it obscure views of the road to the detriment of road users. It is therefore considered that the conservatory does not pose a risk to road users nor does it contribute to parked cars dominating the street scene. It is therefore considered that the proposal would accord with the associated aims of policy T2 and DM1 of the Rochdale Core Strategy.

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. Drg no. 22-065-001
- Existing. Drg no. 22-065-010
- Proposed. Drg no. 22-065-210

And the development shall be carried out in 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.

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	02/12/2022	Signed: BM
Authorisation	04/01/2023	Signed: RC

Report Author Bob Melling