APPLICATION NUMBER: 19/00448/HOUS

Application Number:	19/00448/HOUS
Location:	2 Winsford Drive Rochdale OL11 4BQ
Proposal:	Erection of a single storey rear extension following demolition of existing conservatory
Applicant:	Mr And Mrs Tidswell
Case Officer:	John Van Eker
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?**	**NA**
	Pre-commencement conditions agreed (or notification period expired)?	**NA**

Location

The application relates to a detached bungalow located in the Bamford area of Rochdale. The property has benefitted from a series of extensions and alterations over the original design of the property. The property is sited adjacent to the entrance to Winsford Drive and the rear (east) boundary of the site is shared with the side boundary of adjacent no. 4. To the south the property shares a boundary with an access route used to access a number of detached properties set away from Winsford Drive.

Description of Proposal

The application seeks permission for the erection of a single storey rear extension in place of an existing conservatory. The proposed extension will be sited to a corner of the property, projecting from the rear elevation of the property and the side elevation of an existing rear projection. The proposed extension will project approximately 5.1m from the rear elevation of the property and 1.5m from the side elevation of the rear element also. The existing will be formed with a flat roof with a sky lantern to the centre of the extension.

Relevant History

77/D04968
Extension to bungalow
Approved 1977

86/D18901
Single Storey Extension
Approved 27/03/1986

93/D29388
Formation Of Pitched Roof Over Existing Attached Garage
Approved 22/06/1993

98/D35304
Front Porch Extension To Dwelling
Approved 11/05/1998

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification have been sent to neighbouring occupants as well as a site notice posted in the area and no letters of representation have been received in association with this application.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The single storey rear extension is an appropriate addition and match to the property at this location. The flat roof design will result in a satisfactory appearance against the original property and will reinforce a subservient design.
- The proposed extension will be sited to the rear of the property and is not considered to have an adverse impact on the streetscene at this location.
- The proposed fenestration is also an acceptable match to the existing property and will result in an acceptable appearance when viewed from the rear.
- The application property already features a flat roof garage and it is not considered that this additional flat roofed feature, sited to the rear and away from the highway, would have an adverse impact on the appearance of the application property over the existing arrangement.
- The extension will replace an existing conservatory and considering that the proposed extension will be sited with a footprint and projection that is similar to this existing feature it is considered that this extension would have an acceptable impact on the appearance of the property over the existing arrangement.
- The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- The proposed extension will be sited in close proximity to the boundary with adjacent no. 4 and it is considered that this neighbouring property would have the potential to be affected most by the proposed extension.
- The proposed extension will remain sited away from the boundary shared with adjacent no. 4 by approximately 3m, the same as the existing conservatory which the extension will replace.
- The proposed extension will, overall, feature less glazing than the existing conservatory, with three windows facing towards the boundary shared with no. 4 and it is not considered that the proposed fenestration facing towards the shared boundary would have an adverse effect on neighbour amenity over the existing arrangement.
- It is not considered that any other neighbouring development would be adversely affected by the proposal owing to the siting and orientation of the proposed extension.
- The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD 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:-

- Site Location Plan
- Elevations and Plan as existing, Feb 2019, Sheet 1
- Ground Floor Plan as proposed, Feb 2019, Sheet 2
- Block and Site Plan, Feb 2019, Sheet 3
- Rear and Side Elevation as proposed, Feb 2019
- Sections as proposed, Feb 2019, Sheet 5
- Site Plan as existing, Feb 2019, Sheet 6

and the development shall be carried out in complete 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, the saved Rochdale Unitary 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 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	28/06/2019	Signed: JVE
Authorisation	02/07/2019	Signed: AT

Report Author John Van Eker