

Application Number:	22/01369/HOUS
Location:	63 Roch Street Rochdale OL16 2TG
Proposal:	First floor rear extension and addition of lean-to pitched roof over existing single-storey rear extension
Applicant:	Mr Tariq Latif
Case Officer:	Chelsea Petrillo
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 No.63 Roch Street – a terrace dwelling located in central Rochdale. The dwelling is located 21m from the main highway of a classified road, Albert Royds Street and the site is within a built up residential estate area. To the rear and side elevations are neighbouring residential properties. To the front elevation is a highway and hard standing area providing off-street parking. The property benefits from a large front and rear garden as well as on street parking available to the front of the property. There is also a side entrance enabling access from the front to the rear garden.

Description of Proposal

This application is seeking permission for a first floor rear extension to be built on top of the existing rear ground floor extension. Additionally, there is a proposed alteration to the single storey flat roof extension with the addition of a lean-to pitched roof.

The proposed first floor extension will project an additional 2.4m from the existing dwelling and is set back 1.5m from the existing ground floor extension. It has a height to eaves of 1.7m and an overall height of 2.90m. The extension will feature a pitched roof to match that of the existing roof design and features no side windows. The proposed plans show the extension will host an additional bedroom to the rear.

Relevant History

11/D55119 - Two Storey Extension to Dwelling. Approved April 2012

21/00649/HH42 – Prior notification for a single storey extension measuring 5.5m from the rear of the original dwelling (with a maximum height of 3.5m and height to eaves 2.6m). Prior Approval not Required June 2021.

Township/Member comments

N/A

Consultee responses

N/A

Representations

6 letters of notification were sent to surrounding neighbours. No letters of representations were received.

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

- Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area” and “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing and loss of privacy”. Policy P3 of the Rochdale Core Strategy states new developments must “enhance the boroughs identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general”.
- In line with the Rochdale Council SPD, “each application will be determined on its merits”. The first floor rear extension has been designed to be in keeping with the host dwelling and those surrounding. The proposed extension would appear proportionate to the host property and would not feature a scale or massing which is out of character for the surrounding area. The roofing features a lean to pitch roof form, an acceptable design by the

standards of the SPD. The ridge height of the extension is also set down by 1.1m therefore having form of subservience to the host dwelling. The existing single storey rear extension is not so large that it does not leave sufficient garden space remaining therefore the first floor element does not pose a detrimental scale.

- ☐ The material palette of the extension would be constructed to match that of the original dwelling and wider street scene as well as respecting the visual amenity of the surrounding street scope.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ Paragraph 5.8 states that “two storey or first floor rear extensions can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on their enjoyment of their garden area due to the potential oppressiveness of a two storey wall close to the common boundary”.
- ☐ It is noted no.61 Roch Street hosts a two storey rear extension as well as a rear dormer. There is also sufficient space between both extensions therefore the addition of a first floor rear extension to the existing single storey rear extension would not unduly impact the amenity of the occupiers of no.61 Roch Street
- ☐ The potential oppressiveness of an additional first floor extension may cause an overbearing impact to the ground floor window at no.65 Roch Street which currently has extensions to the rear as well as being close to the common boundary. However, as the proposed extension is set back 1.5m from the existing first floor extension and complies with the councils SPD, it is thought the addition will not severely impact the views and/or amenity of no.65 Roch Street.

Summary

In summary, the proposed first floor extension of the proposed development will not unduly impact the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the 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. This permission relates to the following plans;

- LOCATION PLAN
- EXISTING & PROPOSED SITE PLAN
- EXISTING & PROPOSED FLOOR PLAN & ELEVATIONS

and the development must be carried out in accordance with the 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 saved Rochdale Unitary Development Plan, 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 Policy DM1 and Policy P3 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	14.11.22	Signed: C.Petrillo
Authorisation	14.12.22	Signed: A.Truman

Report Author Chelsea Petrillo