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| <b>Application Number:</b> | 23/00512/HOUS                                                                      |
| <b>Location:</b>           | 7 Park Hill, Rochdale, OL12 0HU                                                    |
| <b>Proposal:</b>           | Proposed first floor rear extension and addition of roof lights to rear roof slope |
| <b>Applicant:</b>          | Mrs Raheela Parveen                                                                |
| <b>Case Officer:</b>       | Sam Yuen                                                                           |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>                                                 |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

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

### **Location**

The application relates to no. 7 Park Hill, a two-storey end terrace dwelling located in Central Rochdale. The property forms part of four terraced properties sited in isolation within an otherwise industrial site context. The dwelling is adjoined by no. 5 Park Hill to the north-east, adjacent to the Rochdale Islamic Academy to the north-west, adjacent to disused land to the south-west, and faces the highway to the north-west. The rear boundary of the curtilage backs onto a gated access road.

### **Description of Proposal**

Planning permission is sought for a first-floor rear extension which projects 2.35m from the rear elevation of the existing outrigger, including an infilling of an existing partial single-storey rear extension. The rear extension would extend the pitched roof of the existing outrigger with matching ridge and eaves height.

The application also proposes the addition of two roof light on the rear roof slope of the dwelling.

The proposal would be constructed from materials matching the host dwelling.

### **Relevant History**

N/A

### **Township/Member comments**

N/A

### **Consultee responses**

N/A

### **Representations**

Neighbour notifications via letters were sent to surrounding properties. No comments 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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | Schedule of Parking Standards       |

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

### **Amendments**

Amendments were made to remove the previously proposed flat roof front and rear dormers, alongside the addition of two roof lights to the rear roof slope.

## **Assessment**

### **Design: DM1 and P3**

- ☐ Paragraph 130 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring they are “*sympathetic to local character.*”
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “*of high quality design and take the opportunity to enhance the quality of the area*” and to “*enhance the borough’s 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 addition, Section 5.1 of the SPD states development proposals should be “*in keeping with the host property and generally should be subservient to it.*”
- ☐ The proposed first-floor rear extension would retain the ridge and eaves height of the existing outrigger which would appear subservient. The use of a pitched roof form would also be in keeping.
- ☐ Materials of the proposed first-floor rear extension would match the host dwelling, and would be designed appropriately for this context.
- ☐ The proposed window would match the existing rear elevation window and would be acceptable.
- ☐ 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**

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they “*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*”
- ☐ Section 5.9 of the SPD states first-floor extensions projecting “*beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)*” would not normally be granted planning permission.
- ☐ The proposed first-floor rear extension projects 2.35m along the common boundary from the rear elevation of outrigger of adjoined no. 5 and is not considered to result in significant overshadowing or overbearing harm to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient rear curtilage space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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.

### **Highways and Parking: DM1 and T2, Appendix 5**

- ❑ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ❑ The proposed development would not impact on the provision of parking spaces for the host property and are therefore acceptable in accordance with Policies T2 and DM1.

**Recommendation: Grant subject to 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, Existing and Proposed Site Plan – Drawing No. 1 Rev. B dated 06/09/2023
- ❑ Existing Floor Plans – Drawing No. 2 dated 05/05/2023
- ❑ Existing Elevations – Drawing No. 3 dated 05/05/2023
- ❑ Proposed Floor Plans – Drawing No. 4 Rev. B dated 06/09/2023
- ❑ Proposed Elevations – Drawing No. 5 Rev. B dated 06/09/2023

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 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.

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|--|-------------|----------------|
|  | <b>Date</b> | <b>Officer</b> |
|--|-------------|----------------|

|                         |            |            |
|-------------------------|------------|------------|
| <b>Report Completed</b> | 16/08/2023 | Signed: SY |
| <b>Authorisation</b>    | 29/09/2023 | Signed: RK |

Report Author Sam Yuen