

APPLICATION NUMBER: 24/00984/HOUS

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Location:	22 Hillside Walk, Rochdale, OL12 6EB
Proposal:	Single-storey side and rear extension following partial demolition to existing detached garage
Applicant:	Selina Ayub
Case Officer:	Sam Yuen
DETERMINATION DATE 18.12.2024	EXT OF TIME
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. 22 Hillside Walk, a two-storey detached dwelling located in a residential area in Healey. The dwelling is sited at the end of a cul-de-sac and is adjacent to no. 20 Hillside Walk to the south-west, adjacent to no. 125 Shawclough Way to the east, adjacent to nos. 127 and 129 Shawclough Way to the north-east, and faces the highway to the north-west. The rear curtilage boundary backs onto the rear curtilages of nos. 117 and 119 Shawclough Way to the south. The property benefits from a detached garage to the rear curtilage.

Description of Proposal

Planning permission is sought for single-storey side and rear extension which projects 2m from the side elevation and 10m from the rear elevation of the dwelling, following the partial demolition of the existing garage. It is characterised by a flat roof form and has a ridge height of 2.68m. The proposal would be constructed in materials to match the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have no objections which is unlikely to have any impact upon the highway.

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)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

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

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 single-storey side and rear extension is of a single-storey form which would be subservient to the host dwelling. Notwithstanding its substantial depth and irregular built form, given its rear siting and setback, the extension is not considered to have an adverse visual impact on the street scene which would be acceptable on balance.
- ☐ The use of a flat roof form, whilst not wholly in keeping with the form of the host dwelling, would not be materially different to the existing flat roof form of the garage which raises no concern.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.”*
- ☐ The proposed rear extension would join the existing detached garage to form a structure which extends the depth of the rear curtilage. Notwithstanding, the adjacent no. 20 comprises a single-storey rear extension of 3.39m projection which extends up to the existing detached garage. With this in mind, the

extension would infill this gap and would not result in additional overshadowing harm to the neighbouring occupiers.

- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden 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 Policy 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained in the front hardstanding.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

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 – received 04/10/2024
- ☐ Existing Site Plan – received 04/10/2024
- ☐ Proposed Site Plan – received 04/10/2024
- ☐ Existing Floor Plans and Elevations – Drawing No. 1 received 04/10/2024
- ☐ Proposed Floor Plans and Elevations – Drawing No. 2 received 04/10/2024

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, the adopted 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 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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	11/12/2024	Signed: SY
Authorisation	18/12/2024	Signed: RK

Report Author Sam Yuen