

Application Number:	23/01048/HOUS
Location:	17 Norwich Avenue Rochdale OL11 5JZ
Proposal:	Single storey side and rear extension together with boundary treatments to the rear elevation following demolition of existing detached garage and partial demolition of outbuilding
Applicant:	Mr Ryan Maudsley
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	YES

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

17 Norwich Avenue is a two storey semi-detached property located in the Bamford ward of Rochdale. The property adjoins to no.19 and sits adjacent to no.15 to the south-east, no.20 and 22 to the front and the rear curtilage borders the rear gardens of no.14 and 16 Moorgate Avenue. The property benefits from a detached garage to the side, off road parking, generous rear garden space and an attached outbuilding which is shared across both no.17 and no.19. The rear garden features a variation of ground levels and the rear and partial side boundaries are bound by substantial vegetation. The street scene features a predominantly semi-detached dwellings with a variation in side extension additions.

Description of Proposal

Permission is sought for a single storey wrap around side and rear flat roof extension projecting 3.9m from the side elevation and 2m from the rear elevation. The extension will be set back 0.2m from the front elevation surpassing the depth of the dwelling by 1.9m and spanning the full width of the rear elevation. The extension will be constructed utilizing matching materials to the existing dwellinghouse and a rubberoid flat roof.

The existing patio to the rear of the property will be extended outwards approx. 3.5m and the development will be subject to demolition of the existing garage and partial demolition of the outbuilding with approx. 0.23m to remain and the extension flashed onto.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The main concerns regarding this application is parking provision.

The application includes the loss of the existing garage which would leave the extended dwelling with only one viable parking space. The application dwelling is located close to the turning head of Norwich Avenue and any overspill on street parking into the turning head would restrict the safe operation of the highway network. We must therefore ask that a minimum of two viable off street parking are provided for the extended dwelling as part of the development proposals.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity on the wider highway network..

Highways would raise no objection to this application if the required off street parking spaces can be provided. If permission was to be granted we would request no specific planning conditions.

Note: *It is noted for a dwelling of this size, Appendix 5 of the Rochdale Core Strategy is relevant which requires a two spaces per dwelling (excluding garages) for 2+ dwellings outside of the town center. As existing, the dwelling does not fulfill this requirement therefore it is not considered necessarily to ask the applicant to demonstrate two viable on-site parking spaces given as existing the dwelling does not conform to this requirement. Parking arrangements would remain unchanged post-development.*

Representations

Letters of notification were sent to surrounding neighbours and a site notice was posted. One letter of neutral representation was received.

Neutral Representation

Concern of the demolition of the existing attached outbuilding to the rear which is shared across two properties.

Officer Response Certificate B of the submitted planning application has been signed and notice has been served to the necessary surrounding properties. The plans indicate approx. 0.23m of the outbuilding which is within the ownership of no.17 will remain and the extension flashed onto therefore indicating no impact to the half of the extension within ownership of no.19

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

An amended application form was sought in which Certificate B was signed to state the appropriate notices have been served to the relevant surrounding properties.

Assessment

Design: DM1 and P3

Policy DM1 of the adopted Core Strategy states new developments are expected to demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area;”

It is first noted single storey side extensions are common along Norwich Avenue featuring a variation in roof forms and scale, as is the case at the adjoining property no.19. Wrap around extensions are also currently present on the street such as that at no.5 where it is considered this application may have drawn inspiration.

The property currently hosts a detached garage sited approx. 1.2m away from the side elevation and 2.97m in width. The extension will reinstate this wall as an attached element of the dwelling which is considered acceptable by virtue of attached side extensions being common along Norwich Avenue. Whilst the form of the dwelling will be slightly altered through this addition, the extension is stepped back from the front elevation by 0.2m. Whilst not considered large enough to be significantly subservient, this is not considered a necessity given most side additions along Norwich Avenue are flush or forward of the principle elevation.

The addition of a side and rear wraparound extension is not considered to negatively impact upon the established street scene and has been designed to visually respect the form and scale of existing side extension additions.

The material palette of the extension is proposed to utilize those on the existing dwelling including matching white UPVC fenestration and red brick to the external faces of the extension. It is acknowledged that a flat roof form is not present on any elements within the plot, however, as mentioned above, dwellings along Norwich Avenue feature a variety of side extension designs, none with a consistent roof form and including flat roofed garages attached at the side.

The extending of the existing rear patio and the demolition of the existing garage and outbuilding to the rear are not considered to negatively impact upon the character of the plot.

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

Paragraph 5.6 of the SPD sets out the following maximum standards for single storey extensions;

- *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*

The adjoining property, no.19, shares an outbuilding along the boundary with the application property to which, once partially demolished, the extension will project 0.5m forward of the remaining outbuilding at the neighbouring property therefore in accordance with the above guidelines.

The property to the south-east, no.15, is sited on slightly lower ground level than no.17 however, given the presence of the existing garage, it is not considered the proposed works would pose any additional negative overbearing impact with a 2.2m siting away from the boundary. When measured along the boundary, the extension would project 1.6m forward of the rear elevation of no.15 therefore in accordance with the above guidelines. Further to this, the plans state the T1 and T2 trees (sited along the common boundary) are to be removed for implementation of the works however, there is considered to be an adequate amount of vegetation which runs along the boundary to retain sufficient shielding from the neighbouring property.

The extension will be constructed 9.4m away from the rear common boundary shared with the properties at the rear therefore is not considered to pose any amenity concerns.

The extending of the existing patio to the rear is not considered to pose any significant overlooking impact to surrounding rear gardens by virtue of substantial vegetation running along the boundaries which would provide adequate screening.

Occupier amenity is sufficiently retained as acceptable post development given the internal open-plan layout and all habitable room windows are Section 4 Space Standards compliant. The window proposed to the south-east elevation would have a separation distance of approx. 2m from the side elevation of no.15 however, given this isn't a principal window to a habitable room, it is considered acceptable and would also not pose any overlooking to the neighbouring property.

Sufficient garden space would be retained post-development for enjoyment of the occupiers.

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

Post development, the driveway to the front of the dwelling is considered to accommodate sufficient off-road parking arrangements following the loss of the existing garage. Although the dwelling would not host the required two parking spaces, existing arrangements would remain unchanged.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Trees: G7

Core Strategy policy G7 notes that we will expect development proposals to protect and enhance existing ecological features including trees and hedges. Plans do state

the two existing trees within the grounds of no.17 will be removed however these are not protected therefore will not require consent for their removal. Owing to their modest size and relative position in the street scene, the two trees are not considered to be significant to the character and amenity of the local area or in ecological terms and their removal is not considered to be material in terms of policy G7.

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:

- 23/751/01 Location Plan, Existing Garden Plan
- Existing and Proposed Site Plan
- 23/751/03 Proposed Ground Floor Plan
- 23/751/04A Proposed Elevations

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 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 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.

	Date	Officer
Report Completed	30.10.2023	Signed: CP
Authorisation	23.11.2023	Signed: TH

Report Author Chelsea Petrillo