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|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | 23/00922/HOUS                                                                                                                                                                             |
| <b>Location:</b>           | 16 Garden Way Littleborough OL15 0ED                                                                                                                                                      |
| <b>Proposal:</b>           | Single-storey side and rear extension and alteration to fenestration to ground floor front, side and rear elevation following partial demolition of existing single storey-rear extension |
| <b>Applicant:</b>          | Mr Stephen Ingham                                                                                                                                                                         |
| <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. 16 Garden Way, a two-storey semi-detached dwelling located in the suburb of Smithy Bridge, Littleborough. The dwelling is located at the end of the cul-de-sac and is adjoined by no. 14 Garden Way to the north, adjacent to nos. 1-5 Fielden Street to the south, and faces the highway to the north-east. The rear boundary of the curtilage backs onto the Rochdale Canal. Consequently, the rear of the property is visible from a public right of way along the Canal.

### **Description of Proposal**

Planning permission is sought for single-storey wraparound extension which projects a maximum 3.7m from the rear elevation of the dwelling, following the partial demolition of the existing single-storey rear extension. The rear extension is characterised by a flat roof form with a maximum ridge height of 3.35m and features a roof lantern above the dining area.

The proposed plans also indicate the alteration of ground-floor fenestration on the existing front, side and rear elevation. In particular, the existing front garage doors would be altered to a bay window to match the existing.

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

### **Relevant History**

81/D12273 - Two Storey Extension To Side Of Dwellinghouse - Grant subject to conditions

95/D32251 - Single Storey Rear Extension To Dwelling - Grant subject to conditions

### **Township/Member comments**

N/A

### **Consultee responses**

#### **Highways and Engineering**

Application proposals include the loss of the garage would have an impact on parking provision for the extended dwelling. The extended dwelling would require two off-street parking spaces to be provided to meet Council standards and it would appear that these spaces can be accommodated on the existing driveway therefore Highways would raise no objection on this issue.

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.

Highways would raise no objection to this application, and request no specific planning conditions.

#### **Canal and River Trust**

The Trust own and manage the Rochdale Canal, which lies to the rear of the dwellinghouse subject to the planning application.

Due to the relatively small scale of the extension, The Trust do not anticipate that there would be a significant direct impact on the canal from the proposals.

In order to avoid any surcharge onto the canal wash wall (which could result in localised collapse of land into the canal), The Trust respectfully wish to remind the applicant that they should ensure that plant, materials and any stockpiles are kept clear of the canal to reduce this risk. Efforts should also be taken to avoid the potential discharge of silt-laden water to the canal.

In our capacity as landowner of the Rochdale Canal, The Trust wish to remind the applicant that works in proximity to the canal will likely need to comply with the Trust's '*Code of Practice for works affecting the Canal & River Trust*', and could apply in this case.

### **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 omit the previously proposed single-storey dual-pitched roofed front extension from the proposal, as well as alterations to ground-floor fenestration on the front and side elevation.

### **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 host dwelling has been subject to numerous extensions and alterations which has distorted the regular built forms and overall symmetry of the pair of dwellings comprising the host dwelling and no. 14. Notwithstanding, the proposed side and rear extension is of a single-storey form which would be subservient to the host dwelling.
- ❑ Whilst the use of a flat roof form would not relate well with the forms of the host dwelling, it is noted the extension would not be readily visible from the highway, and therefore would not be read together with the existing front elevation.
- ❑ 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**

- ❑ 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 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
  - ❑ *“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 proposed single-storey side and rear extension does not project beyond the existing 1.17m single-storey rear extension and is not considered to result in additional amenity impacts to the occupiers of adjoining no. 14.
- ❑ By virtue of its orientation and siting at an angle to the host dwelling, the row of terrace dwellings comprising nos. 1-5 Fielden Street already suffer from limited outlook and access to natural light. The proposed infill extension is of

a single-storey form and is sited a minimum 12.67m away from the adjacent properties. With this site context in mind, the proposal is not considered to result in unacceptable levels of amenity harm to the adjacent 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 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. 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 07/09/2023
- ☐ Proposed Site Plan – received 07/09/2023
- ☐ Existing Ground Floor Plan, Elevations and Roof Plan – Drawing No. 55823 Rev. 1 dated 07/09/2023
- ☐ Proposed Ground Floor Plan, Elevations and Roof Plan – Drawing No. 55823 Rev. 3 dated 06/11/2023

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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 16/11/2023  | Signed: SY     |
| <b>Authorisation</b>    | 22/11/2023  | Signed: RK     |

Informatives:

The applicant is reminded that they should ensure that plant, materials and any stockpiles are kept clear of the canal in order to avoid the risk of any surcharge onto the canal wash wall (which could result in localised collapse of land into the canal). Efforts should also be taken to avoid the potential discharge of silt-laden water to the canal. The applicant is also reminded that works in proximity to the canal will likely need to comply with the Trust's '*Code of Practice for works affecting the Canal & River Trust*'.

Report Author Sam Yuen