APPLICATION NUMBER: 22/00674/HOUS

Application Number:	**22/00674/HOUS**
Location:	7 Letchworth Avenue, Rochdale, OL11 1NB
Proposal:	Two storey and single storey rear extension including alteration to fenestration - Resubmission of 22/00109/HOUS
Applicant:	Mr Mohammed Sheraz
Case Officer:	Phil Garner
Recommendation:	**Refuse**

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?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The subject property is a two-storey semi-detached house with a hipped roof standing within a run of ten such dwellings along the southern side of the road, none of which had been subject to any rear extensions at the time of the case officer site visit. The land at the rear is open/tree planted and the site lies in the defined urban area.

Description of Proposal

The scheme follows a previous refusal at the house ref 22/00109/HOUS and proposes to reduce the depth of the rear extensions down to have a projection of 3.0 metres for a ground floor single-storey addition where it adjoins the other of the pair of semis at no. 5 and then stepping out to 4.0 metres at the other side adjacent to the boundary with no. 9, also at a single-storey level only. The extensions also include a central two-storey section which has a depth of 3.0 metres but is set off each side boundary to ensure that it does not protrude past a thirty degree line drawn at a depth of 2.4 metres.

The extensions have windows to the rear elevation only and a door to one side to access a kitchen, and utilise a combination of flat roofs over the single-storey sections and a hipped roof over the two-storey section along with one of the walls of the upper floor being chamfered at 30 degrees to seek to mitigate its impact.

Relevant History

22/00109/HOUS - Two storey and single storey rear extension including alteration to fenestration: Refused 1 April 2022 for the following reason:

"By virtue of its siting, design and projection, the proposed development would lead to a loss of privacy for, and an overbearing impact on, the rear windows and amenity space of no.9 Shearing Avenue. The application therefore fails to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework."

Township/Member comments

None.

Consultee responses

None.

Representations

None.

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

None.

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

The appearance of the combination of single-storey flat-roofed extensions to either side of the central two-storey hipped roof extension with its chamfered wall to one flank serves to produce an incoherent set of additions to the rear of the semi-detached house, which stands within a row of the same house type that have not yet been subject to any rear additions.

The proposed development is therefore considered not to display a high quality of design. The proposal is contrary to Policies DM1 and P3, as well as the SPD and the NPPF.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

In regard to single-storey rear extensions, paragraph 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, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings."* Paragraph 5.6 of the SPD then seeks to limit the depth of such additions to not more than 3 metres for attached properties.

Paragraph 5.8 of the SPD recognises 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 a common boundary. Paragraph 5.9 of the SPD informs that planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond 2.4 metres in depth along the common boundary from the rear elevation of the adjoining or adjacent dwelling.

Although contrived in its poor quality visual appearance, the combination of extensions have been designed to satisfy the requirements of the SPD in order to overcome the previous refusal which was based on the impact on the adjacent occupiers.

As such, whilst the scheme is now unacceptable in regard to its design, the development is not adjudged to cause sufficient harm to the privacy or amenity of the adjacent occupiers to a level which would justify a refusal.

Recommendation: Refuse for the following reason:

1. The appearance of the proposed combination of single-storey flat-roofed extensions to either side of the central two-storey hipped roof extension with its chamfered wall to one flank serves to produce an incoherent set of additions to the rear of the semi-detached house. The proposed development therefore fails to display a high quality of design and is contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

INFORMATIVE:
This Decision Notice relates to the following drawings:-

- Location plan
- Proposed site plan
- Sheet 1 Existing plans and elevations
- Sheet 2 Proposed plans and elevations

Article 35 Statement
The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**
Report Completed	9 November 2022	Signed: P Garner
Authorisation	18 November 2022	Signed: A Truman

Report Author Philip Garner