

Application Number:	23/01400/HOUS
Location:	60 Oswald Street Rochdale OL16 2LA
Proposal:	First floor rear extension
Applicant:	Mr L Hassan
Case Officer:	Hamish Rigg
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 60 Oswald Street, a two-storey terrace property in a residential suburb of Rochdale town centre. Oswald Street is one of several terrace streets in the area comprising housing of a uniform design and material palette.

The applicant property faces north, sitting flush with the pavement and overlooking the public highway and opposing properties on Oswald Street. The rear boundary of the curtilage faces south, bordering a public right of way that runs adjacent to playing fields and sports pitches. The adjoining properties are no. 58 to the west and no. 62 to the east.

Description of Proposal

Permission is sought for a first-floor rear extension atop the existing single-storey rear extension. The plans indicate a hipped roof design at first-floor, and a sloped roof at ground floor level. Proposed materials include red brick, grey slate roof tiles, and UPVC window frames, to match the host dwelling. The extension includes a single window on the first floor rear elevation.

From ground level, the extension would measure approx. 5.4m in height to eaves, and 6.5m in maximum height. The width would measure 2.5m and the depth 2.4m from the rear elevation of the host property.

Relevant History

23/00360/HOUS – Dormer extensions to the front and rear elevations – granted STC.

Township/Member comments

Not applicable

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 18/01/2024 – no objections were raised.

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 Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

Considering the above policy, the proposed development is deemed to be in accordance by virtue of its design. The combined elements integrate with the host dwelling due to their corresponding form and layout and matching material palette. Additionally, the proposed development remains subservient to the host property and does not result in a significant departure from the property's original architectural design or the character and appearance of other dwellings in close proximity to the application site.

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or occupants through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

To ensure that first-floor rear extensions "are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers," paragraph 5.6 of the SPD sets a maximum standard of 2.4m "along the common boundary measured from the rear elevation of the adjoining dwelling". The extensions comply with this maximum standard, measuring 2.4m in depth. By virtue of its compliance, the proposed extension would not be considered to have an unduly harmful impact on the amenity of its adjoining neighbours. Furthermore, as the rear of no. 60, and its adjoining neighbours faces south, the additional overshadowing caused by the extension would be insubstantial, and the rear of the properties would receive a generous amount of sunlight.

Overall, 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.

The proposed development would have no impact on the current parking and servicing arrangements which currently offer no off street parking spaces. The development is therefore acceptable and in accordance with policies T2 and DM.

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:

- Location plan: CL 12235830/14
- Existing plans and proposed site plan: CL 12235830/11
- Proposed floor plans and section: CL 12235830/12 A
- Proposed elevations: CL 12235830/13 A

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 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 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	27/02/2024	Signed: Hamish Rigg
Authorisation	14/03/2024	Signed: Ryan Grant