

APPLICATION NUMBER: 24/00749/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER
24/00749/HOUS	Aimee Bovaird

DETERMINATION DATE	10.10.2024	EXT OF TIME	29.10.24
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Address: 2 Chamber House Drive Rochdale OL11 3LS

Proposal: Two storey side extension and extension to existing front porch

PUBLIC TY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT subject to conditions
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SITE

The site is located at 2 Chamber House Drive, the property is a two storey detached house located within the Defined Urban Area. The property faces south east onto the highway and is on a corner plot. This plot is on slightly higher ground than no. 4 Chamber House Drive which sits south. The site consists of a front and rear garden, single storey detached garage and off street parking. The houses in the street are detached and consist of red or brown brick.

PROPOSAL

Permission is sought for a two storey side extension and extension to existing front porch. The two storey side extension is set back 1m from the front elevation and projects 3.5m from the existing side elevation (north elevation). A hipped roof is proposed and the eaves will match the existing, the proposed ridge is set below the existing ridge.

The two storey rear extension has a depth of 3.3m, the eaves are 4.7m in height and the ridge is 6.5m in height. Internally the extension will provide a lounge and bathroom on ground floor level and an additional bedroom and bathroom on first floor level.

Fenestration is proposed on the ground floor, a window on the front elevation to serve the lounge a window on the side elevation to serve a bathroom, two doors are also proposed to access the lounge. Fenestration on the proposed first floor, three additional windows on the front, side (north) and rear elevation to serve a bedroom and bathroom.

The proposed materials will match the existing dwelling.

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub Regional Policy**Places For Everyone Joint Development Plan (PfE)**

JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

P3 Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

22/00880/HOUS - Two storey side extension with front porch and canopy following demolition of detached garage (resubmission of 22/00057/HOUS) – withdrawn

22/00057/HOUS - Two storey rear and side extension with front porch following demolition of existing detached garage – withdrawn

CONSULTATION RESPONSES

_ Not applicable.

REPRESENTATIONS

The application has been publicised with a site notice neighbour notification letters. Five letters of objection have been received and raised the following:

- Increase in cars parking at the property.
- Extension large and out of character.
- Visually intrusive on the corner plot.
- Overbearing impact on neighbour's and result in loss of privacy.
- Reduce light to neighbour's.
- Overdevelopment of neighbourhood.
- Development will result in noise and disruption.

Officer's response: Issues will be addressed in the 'design' and 'amenity' sections of this report.

- Impact property value.

Officers Response: This is not a material planning consideration.

- Visiting cars park on yellow lines.

Officers Response: Parking is considered in the highways section. Parking in restricted locations such as double yellow lines is covered by separate legislation.

- Inconsistency in submitted plans.

Officers Response: Revised plans have been submitted.

ANALYSIS

Principle of Development

The principle of development is considered acceptable.

Design

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The proposed two storey extension has a hipped roof and is set below the existing ridge. The extension is set back 1m from the front elevation and is subservient to the host dwelling and not considered overdevelopment of the site.

The site is on a corner plot and therefore there is no risk of a terracing effect. It is acknowledged the proposed development will be seen when entering Chamber House drive however part of the garage is remaining and this will mitigate views of the proposal and is considered acceptable.

The proposed extension is not considered overdevelopment as it is in keeping with the character of the area, the proposed materials will match the host dwelling and wider street scene. The proposed development has been reduced in scale from the previous application 22/00880/HOUS and is now considered acceptable.

The scale and 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

Impact on Occupiers and Surrounding Occupiers

Policy DM1 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 SPD sets out, 'Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)'. The proposal complies with the standards set out in the SPD and is will not result in neighbours losing light or outlook.

The proposed two storey extension will not have any windows on the first floor side extension (south), this will not result in a loss of residential amenity. The proposal includes new windows on the front elevation on the ground floor and first floor. This will not result in a loss of privacy for opposite dwellings as there are existing windows on the front elevation, the proposed windows are not closer. The dwellings opposite are approx. 24m away and this complies with the space standards set out in the SPD.

Whilst the proposed development would increase the living accommodation at the property, the resulting residential use would result in levels of noise and activity that would continue to be typical of a residential dwelling.

The proposed development reduces the amount of natural light received by the existing kitchen. However, it is acknowledged that the kitchen is deemed a functional room rather than a habitable room, therefore, on balance, the loss amenity to this room is not considered sufficient to warrant refusal of permission. The submitted floor plans indicate the provision of adequate natural light to all habitable rooms, in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 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 existing parking consist of a driveway, garage and further off street parking on hardstanding to the side of the house. The proposed development will reduce the size of the existing garage by approximately one third. This is due to building the side extension over part of it. The extension includes the provision of an additional bedroom. Notwithstanding the changes to parking and increase in bedrooms, there will remain ample off street parking and is considered acceptable.

RECOMMENDATION

GRANT subject to 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 development shall be carried out in accordance with the following approved plans:

Proposed double storey side extension and demolish of existing garage 1849/1 received 4/11/34

Proposed double storey side extension and demolish of existing garage 1849/2 received 4/11/34

Proposed double storey side extension and demolish of existing garage 1849/3 received 4/11/34

Proposed double storey side extension and demolish of existing garage 1849/4 received 4/11/34

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.

Report Author Aimee Bovaird