

APPLICATION NUMBER: 22/01147/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01147/HOUS	Catherine Fenghour	4 November 2022

Address: 47 Pilling Street Rochdale OL12 6QE

Proposal: Part single and part two storey rear extension

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?		Contrary to national policy?	
	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/a
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	n/a
-----	--	-----

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	Grant subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: AT

DATE: 06.11.2022

SITE

The application site is a mid-terrace property on Pilling Street in Rochdale. It lies within the Spotland Bridge Conservation Area.

PROPOSAL

The proposal seeks consent for single and two storey rear extensions, with a total depth of around 2.3m.

RELEVANT PLANNING POLICY AND LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Adopted Rochdale Core Strategy (CS):

P2 – Protecting and enhancing character, landscape and heritage

P3 – Improving design of new development

DM1 – General development requirements

Appendix 5 – Schedule of parking standards

Unitary Development Plan (UDP):

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

13/01343/HOUS – approved - 12 March 2014

External render to provide wall insulation to 25 to 29 and 41 to 53 Pilling Street

CONSULTATION RESPONSES

Conservation Officer

N/A

REPRESENTATIONS

None received

ANALYSIS

Principle of development

The application site lies within the defined urban area, where the principle of development is acceptable, subject to compliance with the relevant planning policies.

Heritage and Design

The application site lies within the Spotland Bridge Conservation Area. It is one of a group of 19th century terraces, which characterise this part of the Conservation Area. The property would originally have been red brick but was rendered along with its neighbours following planning permission in 2014.

The proposal is for single and two storey extensions to the rear of the property. These would be visible from the alley which divides Pilling Street from Molyneux Street.

The extensions would have a lean-to roof to minimise their visual impact. They would read as subservient additions to the host property and would be of an acceptable design. They would also be seen in the context of other single and two storey additions. Subject to a condition, requiring details of materials, the proposed extensions would have a neutral impact on the significance of the Conservation Area and would preserve its character and appearance.

Neighbour Amenity

45 Pilling Street

The proposed extension would be single storey along the boundary with this neighbour, with the two storey element set in by around 1.6m. The proposed extension would comply with the standards set in the SPD in relation to this neighbour. It would not materially harm the living environment of this neighbouring property.

49 Pilling Street

The proposal would be two storey along the common boundary, extending in line with the neighbour's single storey rear extension. At first floor level, the closest neighbouring window is obscure glazed and as such does not appear to serve a habitable room. The proposal would comply with the requirements of the SPD in relation to this neighbour.

40 – 44 Molyneux Street

The application site lies to the north of these neighbouring properties, which are separated from the site by the rear yards and alleyway. The existing back to back separation is just over 11.5m. This relationship is typical of the area, and reflects the age of the properties, which significantly pre-dates the introduction of space standards.

This existing relationship falls well short of the minimum standards set out within paragraph 4.1 of the SPD: 21m between directly facing principal windows and 14m between a principal window and a two storey elevation.

The proposed two storey rear extension would reduce the back to back distance with 42 Molyneux Street to around 9.5m, which would fall even further short of the minimum requirement of the SPD.

However paragraph 4.3 states that:

“Exceptions to these minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. For example, where the character and density of the surrounding area would be best preserved by reduced distances and this would not detract from the general levels of privacy and amenity typical in the area, then exceptions may be made.”

As already noted, a dense urban grain, with back-to-back distances falling short of modern day standards is typical of the area. It is also noted that there are existing

examples of two storey extensions, which present a similar relationship with neighbouring properties, such as at 43 Pilling Street.

The proposed extension would be located to the north of these neighbours and as such any overshadowing would be limited. Its design would also help to reduce its bulk, as it would not extend the full width of the plot and its lean-to roof would result in the eaves sitting lower than those of the main dwelling. Given these factors and the relatively modest increase in overall depth, it is considered that it would be seen largely in the context of the existing built form.

On balance, the proposal would not materially alter the existing relationship. The amenity of these neighbouring properties would not be significantly harmed by the proposal.

In this instance, a departure from the minimum guidelines as set out within paragraph 4.1 of the SPD is considered acceptable and a refusal on amenity grounds could not reasonably be substantiated.

To ensure an acceptable degree of privacy is retained, the new first floor window will be conditioned to be fixed shut below 1.7m and obscurely glazed.

Parking and Highway Safety

No changes are proposed to the existing parking arrangements. There would be no impact on highways safety.

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 plan: 'H465-02' 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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) the new shower room window on the first floor on the southern elevation, as shown on approved plan 'H465-02' shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure 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.

Notes for Applicant:

N/A

Report Author Catherine Fenghour