

APPLICATION NUMBER: 24/00164/HOUS

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Location:	455 Whitworth Road Rochdale OL12 6HB
Proposal:	Single storey rear extension and alteration fenestration
Applicant:	Amna Samera Ajab
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

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 application relates to 455 Whitworth Road, a two-storey end of terrace property on the junction with Cardigan Street. Whitworth Road is a main road heading northwards out of Rochdale into a residential area of Shawclough. The applicant property forms part of a terraced row with a strong building line fronting the pavement and a homogenous design. Similar rows of terraces are a prominent feature of the area.

The applicant property faces north-east, fronting the pavement and overlooking the highway. It is adjoined by no.457 to the north-west and sits adjacent to Cardigan Street to the south-east. The rear boundary of the curtilage faces south-west and borders an alleyway serving the rear of properties along Lytham Street and Whitworth Road.

Description of Proposal

Permission is sought for a single-storey rear extension with a lean-to roof, a skylight, a rear door, and a single window to the side elevation. Permission is also sought for the insertion of a ground floor window on the south-east elevation to serve the existing dining room, and on the rear elevation of the existing two-storey rear extension serving the kitchen.

Proposed materials include red brick, grey slate roof tiles, and UPVC windows and doors, to match the host property.

The extension would measure approx. 2.6m in width, 3m in depth, 2.7m in height to eaves, and 4m in maximum height.

Relevant History

82/D14077: two-storey rear extension - approved

Township/Member comments

Not applicable

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 29/02/2024 – 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.

In light of the above, the proposed extension is considered to be of an appropriate design. Its modest scale and uniform design ensure that it is subservient to the host property and in keeping with the character of the surrounding properties. The use of matching materials and fenestration, alongside the pitched roof form, promote integration with the host property. Lastly, the boundary treatment is deemed acceptable as it corresponds with the strong building line which fronts the pavement typically seen along Whitworth Road.

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.

Due to its modest scale and 'contained within' position, the rear extension would have a negligible impact on residential amenity. It would not reduce the privacy or exposure to daylight currently experienced by neighbours or occupants, nor would it negatively impact on their outlook.

Under previous plans, the proposed extension would have resulted in a lack of external windows serving the ground floor dining room. However, this has been resolved by including a single window on the south-east elevation at ground floor level, ensuring that the internal living space is habitable. The proposed window would comply with the prescribed space standards outlined under paragraph 4.1 of the SPD, and would therefore not be considered to undermine the privacy of occupants of neighbours.

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 bearing on the existing parking arrangements, and 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. This permission relates to the following plans:

- Proposed plans and elevations: 2105/2
- Location plan

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	04/04/2024	Signed: Hamish Rigg

Report Author Hamish Rigg