APPLICATION NUMBER: 21/00336/HOUS

Application Number:	21/00336/HOUS
Location:	4 Gipsy Lane Rochdale OL11 3HA
Proposal:	Two storey rear extension with juliet balcony
Applicant:	Garvey Garvey I Prospect Homes
Case Officer:	Emily Sykes
Recommendation:	**Grant subject to conditions**

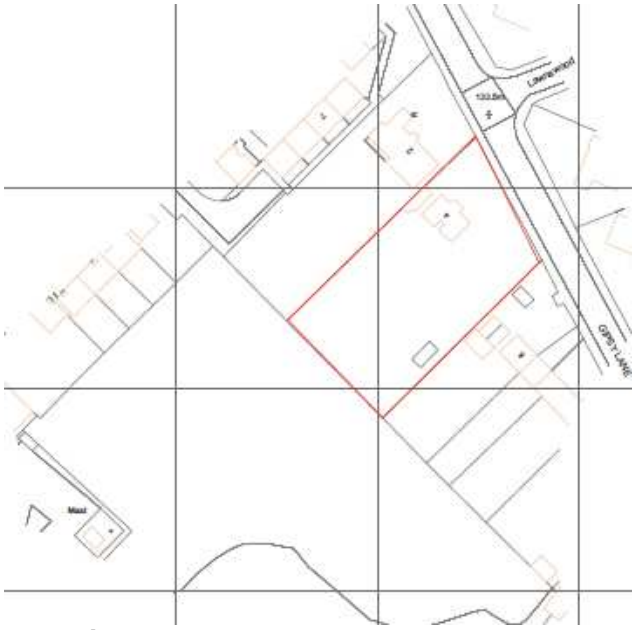
DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

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 refers to no.4 Gipsy Lane, a two-storey detached dwelling located in Castleton. The dwelling faces north-east on to the highway, adjacent to no.2 Gipsy Lane to the north-west. There are many trees within the boundary of curtilage at no.4 Gipsy Lane, with many of them being protected under Tree Preservation Order TPO094.



Description of Proposal

The application proposes a two storey rear extension which will project a maximum of 4.3m from the rear principal wall of the host dwelling. It will be constructed with a pitched roof with a Juliet balcony on the first floor rear elevation. The existing door on the side elevation of the detached garage will also be removed and filled in. The proposed development will be constructed in matching materials to the host dwelling.

Relevant History

13/00320/WTTPO – Crown lift of 2.5 metres and a 15% crown thin of Lime tree T1 subject to Tree Preservation Order 094 – *Granted subject to Conditions*

Township/Member comments

None Applicable

Consultee responses

Tree Officer

The application included the submission of an arboricultural report.

The Tree Officer stated that the most valuable trees on the site are those fronting Gipsy Lane. Since the proposed extension is to the rear of the property it ought to be possible to allow the extension without affecting any significant trees, although it is accepted that some younger trees and shrubs may be affected by the works. The tree officer would not therefore raise any objections to the application on Arboriculture grounds.

If at any time during the course of any permitted works it is considered necessary to remove trees or carry out any works which may affect trees, the Council must be consulted on these works before proceeding.

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was displayed for wider publicity. No representations were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

- The proposed extension is appropriately designed and would broadly adhere to the design principles of the host dwelling. Furthermore, the proposal would appear subservient when compared to the host dwelling, ensuring that the proposal would appear conspicuous within its context and would not adversely impact the character and appearance of the host dwelling and surrounding street scene.

- Bin storage would be possible away from public viewpoint which is not considered to result in undue harm to the character and appearance of the street scene.

- In light of the above assessment, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Privacy

- The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.9-5.10 of the SPD.
- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- 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 all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Trees: G6 and G7

- Policy G7 of the Council's Adopted Core Strategy states that within urban areas the priority is to protect and enhance existing urban biodiversity. Policy G7 states that it is expected that development proposals protect and enhance existing features such as peatland, ponds, wetlands, reservoirs, mill lodges, trees, hedges, wooded areas, meadows, flora and fauna.

- This is supported in Policy G6 of the Council's Adopted Core Strategy which states that development proposals should avoid the loss of existing urban greenspace or features e.g. trees unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives.

- A Tree Preservation Order (TPO 094) is in place on the site, covering primarily the trees fronting Gipsy Lane and some individual trees to the rear garden. It is considered that the proposed development will not result in the

loss of any protected trees, although it is accepted that some younger trees and shrubs may be affected by the works

- An Informative is proposed stating that if at any time during the course of any permitted works it is considered necessary to remove trees or carry out any works which may affect trees, the Council must be consulted on these works before proceeding.

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:

   - SU01
   - PL002

   and the development shall be carried out in complete 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.

Informative

No works to trees subject to Tree Preservation Order no.094 are hereby permitted. Consent must be sought separately for any works to protected trees that are subsequently proposed.

	Date	**Officer**
Report Completed	19/04/2021	Signed: ES
Authorisation	04/05/2021	Signed: AT

Report Author Emily Sykes