APPLICATION NUMBER: 19/00557/HOUS

Application Number:	19/00557/HOUS
Location:	24 Evesham Road Middleton M24 1PZ
Proposal:	Two storey side extension following demolition of existing conservatory - Resubmission of 18/00716/HOUS
Applicant:	ELANA FROGGAT
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

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?	**Yes**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

This application relates to a detached domestic property situated within a residential area of Middleton. It is built in a red brick with concrete tiles to roof. A flat roofed, two storey extension is situated to the rear of the property and a single storey conservatory is situated to the side.

Due to the curvature of the road, the host property and neighbouring properties are situated on a staggered building line, with the host property situated significantly forward of the adjacent No.2 Arden Avenue and set back from No.22 Evesham Road.

Description of Proposal

The proposal constitutes the demolition of the existing conservatory and the erection of a two storey side extension. The side extension would have a maximum height of 5.5 metres (1.1 metres lower than that of the existing dwelling), with a hipped roof form. At ground floor level the front elevation would be positioned in line with that of the host dwelling. At first floor level the front elevation of the extension would be recessed back 1 metre from that of the host dwelling.

The proposed extension would create a utility room, snug and toilet at ground floor level and additional bedroom and bathroom at first floor level.

Relevant History

91/D26704- Single storey side extension to Dwellinghouse. Approved.

94/D30758- Two Storey Side Extension Pitched Roof To Rear And Canopy Roof To Front. Refused

18/00716/HOUS - Single/two storey side extension including demolition of existing side conservatory. Refused

Reason for refusal:

1. As a result of its size, design and positioning, the proposed extension would severely reduce outlook and have an overbearing impact when viewed from the front first floor bedroom window and ground floor living room window of No.2 Arden Avenue. As such, the proposal would not accord with policy DM1 of the adopted Rochdale Core Strategy or the National Planning Policy Framework.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to surrounding neighbours and one objection has been received:

- As stated previously in regards to application 18/00716/hous we have no objections to a single storey extension to replace the existing conservatory. However 19/00557/hous is still a two storey extension. The applicants have made significant efforts to reduce the effect on the outlook to first floor bedroom and lounge window and although the gable end is reduced it still would be seen from the windows of our property.

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 would have a height which is lower than that of the host dwelling, a width approximately half of that of the host dwelling and the front elevation would be recessed back 1 metre from that of the host dwelling at first floor level. It is considered that these features of the design ensure that the proposed extension would appear adequately subservient to the host dwelling.

However, the proposed extension has been redesigned with a hipped roof and a reduced ridge and eaves height in an attempt to overcome the previous refusal reason. In doing so, the hipped roof formation would look incongruous against the gable roof design of the original dwelling. The reduced ridge and eaves height has reduced the available space to the front elevation at first floor level, resulting in a 'squashed' appearance which does not correspond well with the proportions of the original dwelling. This is exacerbated by the single window at first floor level which looks at odds in respect of the existing fenestration detail.

In light of the above, the design of the proposal is therefore unacceptable and contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

At ground floor level, the views from the rear facing window of the proposed utility room would be substantially obscured by the existing boundary fencing. As such, it is considered that the overlooking resulting from the erection of the proposed extension would not significantly impact upon the privacy of the occupants on No.2 Arden Avenue.

The rear elevation of the proposed extension would be positioned approximately 2.6 metres from the ground floor living room front facing windows and 3.7 metres from the first floor bedroom windows of No.2 Arden Avenue measured along the common boundary between the two properties. It would also have a depth of approximately 7 metres and would be positioned within close proximity to the boundary shared by both properties. The proposed extension has been redesigned with a hipped roof and a reduced ridge height in an attempt to lessen the impact upon No.2 Arden Avenue. However it is considered that the proposed two storey side extension would still have an unacceptable overbearing impact upon the occupants of No.2 Arden Avenue.

In light of the above, it is considered that due to its size and positioning, the proposed extension would severely reduce outlook and have an overbearing impact when viewed from the front facing first floor bedroom window and ground floor living room window of No.2 Arden Avenue. As such the proposal would not accord with

policy DM1 of the Rochdale Core Strategy or relevant paragraphs contained with the National Planning Policy Framework.

Recommendation: Refuse

1. By virtue of its design, including a hipped roof, reduced ridge and eaves height and fenestration detail, the proposed two storey side extension would appear incongruous with the design of the original dwelling. The proposal would not be of high quality design, to the detriment of the character of the property and the surrounding street scene and would therefore be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2. As a result of its size, design and siting, the proposed extension would severely reduce light and outlook and have an overbearing impact when viewed from the front ground floor living room and first floor bedroom windows of No. 2 Arden Avenue. As such, the proposal would not accord with policy DM1 of the adopted Rochdale Core Strategy or the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE

For the avoidance of doubt, this decision relates to the following plans:-

- Proposed Elevations (Drawing No. CM170 PL 02.c)
- Proposed Site and Location (Drawing No. CM170 PL 03c.)
- Proposed Plans (Drawing No. CM170 PL 01a)
- Existing Elevations (Drawing No. CM170 EX 02.)
- Existing Plans (Drawing No. CM170 EX 01.)

	Date	**Officer**
Report Completed	12.07.2019	Signed: NH
Authorisation	19.07.2019	Signed: AT

Report Author Neil Harkin