

APPLICATION NUMBER: 24/00401/HOUS

Application Number:	24/00401/HOUS
Location:	69 Deeplish Road Rochdale OL11 1PQ
Proposal:	Single storey rear extension and alteration to fenestration.
Applicant:	Muhammad Shahbaz Aslam
Case Officer:	Hamish Rigg
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

Location

The application relates to 69 Deeplish Road, a two-storey end of terraced property on the junction with Stanhope Street. The site falls within the inner-suburbs of Rochdale town centre and is typically urban in nature with dense, linear terraced housing, and an array of public amenities.

No. 69 faces north, fronting the public highway and overlooking no. 68 Deeplish Road. It is adjoined by no. 67 to the east which is attached to a local convenience store. To the west it is flanked by Stanhope Street, while the rear boundary of the curtilage faces south, bordering an alley way which runs along the side of no. 2 Pullman Street.

Description of Proposal

Permission is sought for a single-storey rear extension with a pitched roof, a single window and skylight, to be constructed from red brick, UPVC, and grey slate roof tiles. The maximum height measures approx. 3.4m, the eaves height 2.2, the width 4.2m, and the length 4.2m.

Permission is also sought for the installation of a ground floor window to the existing side elevation on Stanhope Street.

Relevant History

None

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding neighbours 10/05/2024; 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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

Additional ground floor window to side elevation and skylight to extension to provide additional natural light and outlook to habitable rooms.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

Considering the setting and scale of the proposed development a simple assessment of whether it accords with the following design principles is appropriate:

Impact on street scene, including subservience, terracing and building line	yes
Height and massing	yes
Facing materials and detailing	yes
Roof style	yes
Window proportions	yes
Bin storage	yes
Impact on trees	yes

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 users through visual intrusion, overbearing impact, overshadowing or loss of privacy. 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.

The proposed rear extension is of a setting and scale which would not adversely affect the amenity of occupants or neighbouring residents through visual intrusion, overbearing impact, overshadowing or loss of privacy. In addition, as it projects 4m from the rear elevation, it complies with paragraph 5.6 of the SPD. By virtue of its compliance, the proposed extension would be considered to protect the existing levels of residential amenity in accordance with policies DM1, the SPD and the NPPF.

Amendments were made to include a ground floor window on Stanhope Street to serve the dining room, and a skylight in the roof of the extension. These would allow for the provision of natural light to both rooms. Without these amendments the dining room and proposed extension would not have been served by an adequate amount of natural light.

Overall, 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 works would have no bearing on the current parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant/Grant subject to the following conditions/Refuse

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 elevations: 2141/3
- Proposed floor and site plans: 2141/3
- 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	03/07/2024	Signed: Hamish Rigg
Authorisation	11/07/2024	Signed: Ryan Killeen

Report Author Hamish Rigg