

Application Number:	24/00266/HOUS
Location:	40 Wordsworth Way Rochdale OL11 5JE
Proposal:	Part single / part two-storey rear extension following demolition of existing rear conservatory and first floor balcony
Applicant:	Saba Asif
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 09.05.2024	EXT OF TIME
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

40 Wordsworth Way is a two storey detached dwelling located in the Bamford ward of Rochdale and contained within an estate of architecturally similar properties. The dwelling faces northwest towards the highway and benefits from sufficient amenity space, on-site parking and a single storey rear conservatory and extension.

Description of Proposal

Permission is sought for a part single / part two-storey rear extension projecting 3.6m at both ground and first floor level. The first floor extension is inset approx. 0.9m from the northwest side elevation and materials of the extension are to match those on the host dwelling.

Relevant History

None applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. No public comments were received

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024:

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

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

Amendments were sought to reduce the width of the first floor element of the extension in the interest of residential amenity

Assessment

Design: JP-P1, DM1 and P3

Paragraph 131 of the NPPF states good design is a key aspect of sustainable development. Policy DM1 of the Core Strategy states development should be of high quality design and take the opportunity to enhance the quality of the area.

The development would demonstrate good design principles and would be noticeably subservient against the main dwellinghouse by virtue of a substantial set down from the existing roof ridge. The rear extension would project a relatively sensible distance relative to the depth of the main dwellinghouse and would be in keeping with the host dwelling.

In terms of previous additions within the street scene, the development would match those previously approved which sought to significantly increase internal space within the dwelling, most notably nos. 34 and 35 Wordsworth Way. The siting of the development would be to the rear of the dwelling and would not surpass existing side elevations. As such, public viewpoints of the development would be limited.

Facing materials and window proportions would match that on the existing dwelling to ensure continuity of the existing visual amenity. The proposed roof forms would also be in keeping with that on the parent dwelling.

It is considered that the proposed extension would constitute a satisfactory standard of design and would not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

Section 4 sets out minimum separation distances for principal windows hosting habitable rooms which the development is considered to be in accordance with.

The SPD sets out guidance as to the maximum projection distances of extensions to which the following paragraphs are relevant to this application;

5.9 Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)

5.10 Where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s)

With reference to the adjacent property to the northwest, no.38 Wordsworth Way, the development is considered to be in accordance with the above guidelines and no concern is raised.

The siting of the adjacent property to the southeast, no. 42 Wordsworth Way is angled towards the host property but is not considered to be unduly impacted by the presence of the proposed development particularly where the development is constructed away from the boundary and would therefore not be seen as obtrusive or overbearing to the rear garden of no.42.

A functional and sufficient private garden is to be retained post-development for the enjoyment of the occupiers. Occupier amenity is to be retained to a good standard following implementation of the works.

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.

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:-
 - Location Plan

- 2116 /2 Proposed site plan and elevations (Received 18.04.2024)
 - 2116 /3 Proposed elevations (Received 18.04.2024)
- 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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	18.04.2024	Signed: CPetrillo
Authorisation	02.05.2024	Signed: TH

Report Author Chelsea Petrillo