APPLICATION NUMBER: 20/01289/HOUS

Application Number:	20/01289/HOUS
Location:	32 Wensley Way Rochdale OL16 5HA
Proposal:	Single storey rear and side extension
Applicant:	Mrs Farzana Begum
Case Officer:	Ryan Killeen
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

This application relates to no.32 Wensley Way, a two-storey semi-detached post-war dwelling contained within an estate of similar dwellings which utilise a somewhat unique mix of split-tone pebbledash render and red roof tiles. The applicant dwelling faces northeast towards the highway, adjoining to no.30 Wensley Way to the northwest and no.34 to the southeast. The dwelling benefits from a relatively generous front driveway as the pre-existing garden was paved over. This wraps around to the southeast side of the dwelling connecting the front and rear curtilage.

Description of Proposal

The application proposes a single storey side and rear extension.

The side extension would project 2.115m from the southeast facing side elevation of the host dwelling, being set back from the front elevation by approximately 3.9m. The side extension extends rearwards, integrating into the proposed rear extension, which would project 3m from the rear of the host dwelling, and spanning the full width of the host dwelling and proposed side extension (8.55m). The proposal is to be formed with a mono-pitch, lean-to roof to the rear which descends after passing the plane of the rear elevation to form a gable style roof when viewed from the side elevation.

Fenestration include a front facing door, side facing bathroom window, two, rear-facing bedroom windows and a set of rear facing French doors. The proposal is to be constructed out of materials to match the appearance of the existing dwelling.

Relevant History

N/A

Representations

Letters of notification were sent to all surrounding dwellings. No responses 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 application proposes a single storey side and rear extension, in a wraparound style that would be formed with a pitched roof. The size, scale and design of the proposal is considered to be acceptable where it roughly accords with the design principles of the host dwelling. The single storey composition is suitably subservient in relation to the applicant property and would not appear unduly dominant within its context. This is compounded through the significant setback from the front elevation that severely restricts opportunities to view the development from the public realm. The use of matching materials is considered optimal, and ensures that the proposal is in keeping with the host dwelling, as per the requirements of the SPD and NPPF.

Due to the siting of the proposal, external access between the front and rear curtilage of the property would be prevented, resulting in bin storage only being possible within the front curtilage. It is noted that at present, the applicant stores their waste bins to the side of the dwelling, in front of a side gate, against the boundary fence. It is also noted that opportunities for bin storage are not consistent within the street scene, with storage solutions observed unshielded within the front curtilage, to the side and out of view to the rear. It is considered that the substantial setting back of the front elevation of the side extension would not drastically alter bin storage from its existing solution, and still allow for storage in a location that would not unduly affect the character or appearance of the host dwelling or street scene, set well back from the highway and partially shielded by the existing boundary treatment.

In light of the above assessment, it is considered that the design of the proposed side and rear extension 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

Overshadowing and Overbearing Impact

By virtue of its siting, size and design, as well as being in accordance with the rear projection requirements of section 5.6 of the SPD, the proposed side and rear extension would not unduly overshadow, or be unacceptably overbearing on the rear windows and outdoor amenity spaces of adjacent properties.

It is noted that the side extension would encroach a side facing door of no.34, however under the assumption of a mirrored internal layout as the applicant dwelling, it is considered that it would not unduly restrict light or outlook from the kitchen, which is also not considered to be a habitable room.

Privacy

The proposal includes a side facing bathroom window which is to be obscured via condition. On the basis that this will be implemented accordingly, there are no other concerns raised in regard to a loss of privacy for either the occupiers of the applicant dwelling or occupants of surrounding dwellings.

Occupier Amenity

By virtue of the siting and design of the proposed extensions, and the provision of fenestration, adequate light and outlook is provided for all habitable living spaces. Further to this, a suitably sized rear garden area with a functional layout is retained.

In light of the above assessment, it is considered that the proposed extensions would not unduly impact on the amenity of the occupants of neighbouring properties or the occupiers of the applicant dwelling, in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Off-street parking for at least two vehicles would be retained. This would fulfil the maximum parking standards contained within Appendix 5 of the Adopted Core Strategy.

The proposed parking arrangements 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:-

   - Dwg 1 of 4 – Location Plan, Existing and Proposed Site Plan
   - Dwg 2 of 4 – Existing Floor Plans and Elevations
   - Dwg 3 of 4 – Proposed Floor Plans and Elevations
   - Dwg 4 of 4 – Proposed Return Elevation and Section

   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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the ground floor window on the side elevations facing southeast shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

   Reason: In the interest of amenity and in compliance with policy 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	23/11/2020	Signed: RK
Authorisation	23/11/2020	Signed: KN

Report Author Ryan Killeen