APPLICATION NUMBER: 22/00286/HOUS

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Location:	207 Manchester Road Heywood Rochdale OL10 2NN
Proposal:	Single storey rear extension (Resubmission of 21/01184/HOUS)
Applicant:	MR HUW FRY
Case Officer:	James Bridgman
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.207 Manchester Road, a two storey semi-detached dwelling located on the corner plot of the junction between Manchester Road and Arnold Avenue in Hopwood Hall. The dwelling faces north-west on to the highway at Manchester Road, adjoining to the architecturally similar property at no.209 to the south-west. The rear boundary of curtilage borders the side boundary of curtilage at no.2A Arnold Avenue. The dwelling benefits from off road parking to the front of the dwelling, a sufficiently sized rear garden and a conservatory to the rear of the property.

Description of Proposal

Permission is sought for a single-storey rear extension which has a projection of 4m and is set in approximately 0.7m from the shared boundary with no.209.

The extension has a lean to roof, three rooflights and double glazed door with windows either side on the north east facing side elevation. The extension is finished in materials including brick, tiles and uPVC windows and doors which those of present on the existing dwelling.

Relevant History

21/00293/HH42 - Prior notification for a single storey extension measuring 4.50m from the rear of the original dwelling (with a maximum height of 3.60m and height to eaves 2.35m). Decision: Refusal

21/00749/HH42 - Prior notification for a single storey extension measuring 4.00m from the rear of the original dwelling (with a maximum height of 3.5m and height to eaves 2.35m) (resubmission 21/00293/HH42) Decision: Refusal.

21/01184/HOUS - Single storey rear extension following demolition of conservatory. Decision: Grant subject to conditions.

Township/Member comments
N/A

Consultee responses
N/A

Representations
Letters were sent to all surrounding neighbours and no representations were received.

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

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
N/A

Assessment
Design: DM1 and P3

- Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*
- The proposal includes the use of materials to match those present on the host dwelling so is considered in keeping. The scale and height of the extension is considered to be acceptable in the context of the host dwelling. The lean-to roof is appropriate considering the extension is visible within the street scene due to the corner plot location of the property.
- Paragraph 3.12 of the SPD states that residential properties should include space for bins to be stored out of public view to the rear of the dwelling to avoid them dominating residential streets. The proposal includes a rear extension where access to the front and rear gardens is retained ensuring that bins are stored out of public viewpoint.
- 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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

Privacy

- The proposal does not have any windows which directly face any neighbouring properties windows.
- As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

- Section 5.6 of the SPD. This outlines a maximum projection of 3m for single storey extensions to attached properties, measured from a point along the common boundary in line with the rear elevation of the adjacent dwelling. However, section 5.7 states this distance referred to above will be measured externally from the rear of a neighbour's extension if one exists close to the common boundary.
- Furthermore, section 5.7 of the SPD allows for a greater projection of an extension which is equal to the amount the extension is set in from the boundary.
- Given that the neighbour benefits from a rear extension close to the common boundary, the proposal complies with the above and is therefore acceptable.

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.

Summary

- 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.

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. The permission relates to the following plans:

- Location Plan
- Existing Floor Plans and Elevations: 21.2433.1A
- Proposed Floor Plans and Elevations: 21.2433.SC2.1L
- Site Plans: 21.2433.3C
- Proposed Sun Path Diagram: 21.2433.4B

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 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	12/04/2022	Signed: JB
Authorisation	15/04/2022	Signed: AT

Report Author James Bridgman