

Application Number:	23/00613/HOUS
Location:	18 Tarnside Close, Rochdale, OL16 2QD
Proposal:	Erection of a conservatory extension to the side elevation
Applicant:	Naseem Bi
Case Officer:	Bob Melling
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 relates to a two-storey detached dwelling located on a modern estate within the defined urban area. The front of the dwelling faces towards a grass embankment sloping down to the west with the north elevation facing towards the road. Further detached houses lie to the southern side and at a higher level to the east (rear). The application property has already been subject to a single-storey rear extension and a first-floor side extension. A first-floor rear extension is currently under construction.

Description of Proposal

Permission is sought for a conservatory to the side of the host dwelling that would project 3.2 metres from the existing side elevation and have a depth of 5.9 metres including a projection of 2.0 metres beyond the existing rear wall. It would be constructed with a dual-pitched roof and have a maximum height of 3.1 metres.

Materials of construction are proposed as brick, polycarbonate roofing sheets and uPVC.

Relevant History

15/00042/HOUS - First floor side, single storey rear extension including new windows to existing gable wall: Approved.

15/00672/HOUS - First floor side and single storey rear extensions with new window to existing gable wall (Resubmission of 15/00042/HOUS) (part retrospective): Approved.

22/00439/HOUS - First floor rear extension including alterations to fenestration: Refused.

22/00842/HOUS - First floor rear extension including alterations to fenestration (re-submission of 22/00439/HOUS): Approved.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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

Policy DM1 of the Rochdale Core Strategy requires “development to be of high quality design taking opportunity to enhance the quality of the area.” Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must “enhance the borough’s identity and sense of place, 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.”

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 appearance of the conservatory is typical for this type of structure and although its location would be to the side of the house, its position towards the rear alongside the slightly oblique angle of the property makes public views of this siting limited from the street scene. The extension would appear as an appropriate domestic extension to the side and rear of the property that would not unduly dominate the site, or appear as a harmful addition. The materials of construction are also considered to be acceptable for a domestic extension of this scale.

The scale and 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.”

The proposed conservatory would be sited approximately half a metre from the shared boundary with no. 16 Tarrnside Close at its closest point. However, as the plans demonstrate, the application property has a relatively unusual layout in that it does not have a linear relationship with no. 16. This oblique relationship with the neighbouring property and the fact that the neighbouring dwelling has no directly facing windows ensures that the extension would result in no harmful levels of overshadowing or undue loss of privacy.

When assessing the impact of the proposed fenestration upon the neighbouring property, it is also considered that the conservatory would not result in any undue harm because the existing side elevation facing no. 16 already includes two large windows at a ground floor level.

Further to this, the presence of a solid boundary fence and mature trees and shrubs provides a level of screening that would further mitigate against any undue overlooking between the neighbouring properties.

It is considered that all habitable rooms would receive adequate natural light and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In light of the above, it is considered that the proposed extension would not have an unacceptable amenity impact upon the occupants of the host dwelling or neighbouring properties. It is therefore considered that the proposed development accords with the amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

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 and Proposed Floor Plans and Site Plans. Drg no. A 1892/1
 - Existing Elevations. Drg no. A 1892/2
 - Proposed Elevations. Drg no. A 1892/3And 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.

3. The brickwork used in the construction of the exterior of the development hereby permitted shall match the brickwork 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	14/07/2023	Signed: BM
Authorisation	26/07/2023	Signed: RC

Report Author Bob Melling