

APPLICATION NUMBER: 24/00966/HOUS

Application Number:	24/00966/HOUS
Location:	13 Wood Top Avenue, Rochdale, OL11 4BD
Proposal:	Single storey rear extension
Applicant:	Mr Danny Blake
Case Officer:	Rosalind Gralton
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:

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

Summary of comments from neighbours, consultees and Planning Panel

The application was publicized by way of neighbor notification and site notice. No responses were received

Assessment

Design and Visual Amenity: Are the following acceptable?

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

The proposal is a single storey rear extension which does project to the side of the dwelling by a small degree. The proposal will be rendered, have a single pitch roof and would have floor length glazed panels. Three rooflights would also be located on the roofslope of the extension. The proposed extension would be set back from the front of the dwelling, and the side extension element would not be visible to pedestrians on Wood Top Avenue due to this set back.

The design of the proposal would be subordinate to the host dwelling and would have no unacceptable impact on visual amenity.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	ü
Light and outlook of application property	ü
Remaining garden space of application property	ü

The proposal at single storey would not impact the privacy of adjacent neighbouring properties, and would not dominate the garden space of the application property.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	ü
Parking provision	ü

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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 – 24/767/01
- ☐ Proposed Floor and Side Elevation – 24/767/02
- ☐ Proposed Site Plan

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, including render, 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	30/10/2024	Signed: RGR
Authorisation	25/11/24	Signed:LA

Report Author Rosalind Gralton