

Application Number:	23/00625/HOUS
Location:	72 Waithlands Road Rochdale OL16 5EU
Proposal:	Part-single, part-two storey rear extension
Applicant:	Mr Fayyaz Ahmed
Case Officer:	Sam Yuen
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 no. 72 Waithlands Road, a two-storey semi-detached dwelling located in a residential area in Kingsway. The dwelling is adjoined by no. 70 Waithlands Road to the north-west, adjacent to no. 74 Waithlands Road to the south-east, and faces the highway to the north-east. The rear boundary of the curtilage borders industrial units to the south-west. The property benefits from a designated area for on-street parking along Waithlands Road.

Description of Proposal

Planning permission is sought for a part-single, part-two storey rear extension which projects 3m on the ground floor and 2.4m on the first floor from the rear elevation of the dwelling along the common boundary of adjoined no. 70, and 4.15m along the common boundary of adjacent no. 74. The extension is characterised by a cross hipped roof form, is set down from the ridge line by a minimum 0.3m with matching height to eaves. The single-storey rear extension is characterised by a lean-to roof form and has a ridge height of 3.29m and a height to eaves of 3.02m.

The submitted plans also indicate the existing side elevation access door to be built up.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The application includes some off-street parking which is in line with Council standards and includes the provision of a new dropped kerb which would need a separate permission from the Councils Highway team.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions.

Lead Local Flood Authority/Drainage

The application comprises a front driveway which must be constructed in a permeable material, the details of which should be provided alongside the submitted plans.

Officer's Comments:

Following amendments to the proposed plans, the proposed works to the front driveway have been removed from the proposal. As such, the Council is satisfied the above drainage concerns have been adequately addressed.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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

Amendments have been made to omit the previously proposed works, which includes the formation of a front driveway and the removal of the existing front boundary treatments.

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed two-storey rear extension would be set down below the ridge line which would be subservient to the host dwelling. The use of a cross-hipped roof form would also appear in-keeping and raises no concern.

- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
 - ☐ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ Section 5.9 of the SPD states two storey rear extensions projecting *“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)”* would not normally be granted planning permission.
- ☐ The proposed rear extension does not directly face any properties to the rear. It also complies with the maximum standard stated in Section 5.6 and 5.9, and as such, it is considered the proposal would not result in significant amenity impacts to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the provision of parking spaces for the host property. 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. The permission relates to the following plans:

- ☐ Location Plan, Existing and Proposed Site Plan – Drawing No. 2315/FA/13 Rev. E dated 08/11/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 2315/A/01 Rev. B dated 02/11/2023
- ☐ Proposed Floor Plans, Elevations and Section Plan – Drawing No. 2315/FA/02 Rev. D

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.

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
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Report Completed	09/11/2023	Signed: SY
Authorisation	10/11/2023	Signed: RK

Report Author Sam Yuen