

APPLICATION NUMBER: 24/00092/HOUS

Application Number:	24/00092/HOUS
Location:	3 The Foothills Rochdale OL16 2AY
Proposal:	Single storey rear extension following removal of existing conservatory.
Applicant:	MOHAMMED RAHMAN
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

The application relates to 3 The Foothills, a two-storey detached property on a new-build development in Rochdale Town Centre. The applicant property is part of a recent residential estate built between Halifax Road (A58) and the River Roch, comprising houses of a similar material palette but varying design. The immediate area includes housing, industrial warehouses, public amenities, and significant transport links.

The applicant property sits faces west, overlooking the highway and the rear gardens of 46 and 48 Halifax Road. It is flanked by no.1 The Foothills to the north, and the public highway to the south. The rear boundary of the curtilage borders the rear gardens of properties along Lower Roch Road, which are currently under construction.

Description of Proposal

Permission is sought for a single-storey rear extension to replace the existing conservatory. The extension would include a lean-to roof, two skylights, a set of bi-folding doors, and would be comprised of red brick and grey slate roof tiles to match the host dwelling.

The proposed rear extension would measure approx. 5.4m in width, 4m in depth, 2.2m in height to eaves, and 3.3m in maximum height.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 08/02/2024 – no comments were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone

JP-P1 – Sustainable Places

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

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

The proposed extension follows a modest and uniform design which is subservient and sympathetic to the host property. The use of matching materials and fenestration promote integration with the host dwelling, whilst the sloped roof form is similarly considered acceptable.

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed rear extension projects approx. 4m from the rear elevation of the host dwelling, and therefore complies with the maximum standards set out in paragraph 5.6 of the SPD. By virtue of its compliance, the development would not be considered overbearing, and would not result in an undue loss of light or privacy.

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

The proposed development would have no impact on the current parking a traffic arrangements, and is therefore 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:

- Location plan
- Existing and proposed block plans: 23.3261.3
- Proposed elevations and floor plans: 23.3261.2A

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 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.

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	20/03/2024	Signed: Hamish Rigg
Authorisation	27/03/2024	Signed: Ryan Killeen

