

Application Number:	23/00232/HOUS
Location:	273 Albert Royds Street Rochdale OL16 2TZ
Proposal:	Two storey side, part-two and part-single storey rear extension, and extension of rear patio area
Applicant:	Karam Hussain
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. 273 Albert Royds Street, a two-storey semi-detached dwelling located a mid-twentieth century social housing development in Belfield. The dwelling is adjoined by no. 275 Albert Royds Street to the south-east, adjacent to no. 271 Albert Royds Street to the north-west, adjacent to no. 28-30 Belton Avenue to the north-east, and faces the highway to the south-west. The rear boundary of the curtilage borders an unadopted access road which serves the rear of properties fronting Albert Royds Street, Bellshill Crescent, Belton Avenue and Blackstone Avenue. Albert Royds Street, also known as the A664, is a prominent classified road in Rochdale.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects approx. 1.62m from the side elevation of the host dwelling. The proposed side extension is set back from the front main wall by approx. 0.55m and is characterised by a hipped roof form with matching ridge and eaves height.

In addition, the application also proposes a part-single, part-two storey rear extension which projects 4m on the ground floor and 2.4m on the first floor from the rear elevation of the host dwelling. The proposed two-storey rear extension is characterised by a cross-hipped roof form and has a ridge height of approx. 6.31m and a height to eaves of approx. 5.26m. The single-storey rear extension is characterised by a lean-to roof form and has a ridge height of approx. 3.51m and a height to eaves of approx. 2.68m.

Finally, the garden patio area is proposed to be extended by approx. 3m towards the rear.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed extensions do not seem to impact on the dwelling's existing car parking arrangements which are accessed via an unadopted access road.

Highways would not expect that the proposed development would have any impact on road safety.

There would appear to be no issues arising from the servicing of the development.

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

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

The following amendments were made to the proposed plans:

- ☐ The proposed two-storey side extension set back by
- ☐ The previously proposed gable-fronted porch removed;
- ☐ The existing decorative quoins on the southern corner of the existing dwelling retained and replicated on the proposed two-storey side extension.

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 surrounding street scene is characterised by a mix of mid-twentieth century redbrick dwellings of varied architectural styles and built forms. In particular, the host dwelling and adjoined no. 275 are a pair of symmetrical semi-detached dwellings and share architectural features such as stone sills, stone lintels and decorative brick quoins. It is noted that the properties along

the building line facing Albert Royds Street have largely remain unaltered and as such, maintains cohesiveness in its character and visual appearance.

- ☐ The proposal seeks to construct a two-storey side extension which would be readily visible from the classified road. Amendments have been accepted to set back the proposed two-storey side extension from the front main wall by approx. 0.55m, which would appear subservient to the host dwelling and would maintain a visual break in the building line, thereby avoiding the 'terracing effect'.
- ☐ The proposed side extension would also retain the original decorative quoins of the host dwelling. The brick quoins would also be repeated in the southern corner of the proposed side extension.
- ☐ The use of a cross-hipped roof for the two-storey side and rear extension and a lean-to roof for the single-storey rear extension would appear in keeping.
- ☐ Suitable materials can be achieved via condition as not to harm the character and appearance of the street scene.
- ☐ The original windows of the host dwelling would be retained to maintain the symmetrical appearance with adjoining no. 275. It is also considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The proposed side extension would remove space to the side of the host dwelling for refuse bins to be stored away from public view. However, it is noted that refuse bins for properties along the street scene are generally stored in prominent positions to the front and side of the dwellings and as such, it is considered the proposed arrangements would not result in adverse visual harm and would be acceptable on balance.
- ☐ 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."* Additionally, Section 5.6 states the following maximum standard for single storey extensions:

☐ *"For attached properties, a point 3 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 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.
- ☐ At its rearmost point, the proposed two-storey rear extension is sited approx. 18.93m from the directly facing curtilage boundary and approx. 26.4m from the directly-facing habitable room windows of no. 28-30 Belton Avenue.
- ☐ The proposed single-storey rear extension does not project beyond the existing rear extension of adjoined no. 275.
- ☐ The proposed two-storey rear extension does not project beyond a 30 degree line drawn 2.4m along the common boundary from the rear elevations of adjoined no. 275 and adjacent no. 271.
- ☐ The proposed extension of the patio area would not result in an increase in height, and is considered to not result in any additional overlooking impacts to adjacent nos. 271 and 275.
- ☐ Taken as a whole, it is considered the proposed development would not result in significant amenity impacts to neighbour 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The current parking arrangements for the property comprise of a rear driveway with one off-street parking space, and undesignated off-street parking spaces in the rear access road, both of which would be retained in the proposal.
- ☐ 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 – dated 06/02/2023
- ☐ Existing Site Plan – Rev. 1
- ☐ Proposed Site Plan – Rev. 2
- ☐ Existing Floor Plans – Drawing No. Sheet 2 Rev. 1 dated 02/2023
- ☐ Existing Elevations – Drawing No. Sheet 1 Rev. 1 dated 02/2023
- ☐ Proposed Floor Plans – Drawing No. Sheet 4 Rev. 3 dated 02/2023
- ☐ Proposed Elevations – Drawing No. Sheet 3 Rev. 3 dated 02/2023

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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the ground floor and first floor on the north-west side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	20/06/2023	Signed: SY
Authorisation	23/06/2023	Signed: RK

Report Author Sam Yuen