APPLICATION NUMBER: 21/00222/HOUS

Application Number:	21/00222/HOUS
Location:	77 Oulder Hill Drive Rochdale OL11 5LB
Proposal:	First floor side extension with Juliet balcony to rear
Applicant:	Mr M Fairburn
Case Officer:	Majid Mir
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 property located in a cul-de-sac in the Bamford area of Rochdale. The property is located close to the junction along Oulder Hill Drive and a turning circle.

Description of Proposal

The application seeks planning permission for a first floor side extension over the existing attached garage. The aplication also proposes a Juliet balcony to the rear of the proposed first floor side extension.

The proposed first floor side extension would house a bedroom to the rear and an ensuite to the front.

Relevant History

06/D48264	First Floor Side Extension to Dwelling. Decision: Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties and no representations were received.

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:

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

- The proposed extension would be set flush with the front elevation of the host property and the ridge height would be the same as the host property. It is noted that there are other examples of similar forms of extensions within the vicinity of this property, of the same house type, which have benefitted from a similar scheme to this application with a first floor side extension over the existing garage. The proposed extension would be set back from the front elevation on the ground floor by 0.5m. This would allow for some sense of subservience to be created.
- The proposed first floor side extension would be set approximately 1.6m from the shared boundary no. 79 and therefore there is no opportunity for a terracing effect from occurring at this location.
- The design of the proposed extension would be in keeping with the host property. The materials proposed would match that of the host property and

the fenestration would match that of the host property. It is considered that the proposed extension is appropriately designed and would broadly adhere to the design principles of the host dwelling.

- 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

- The rear elevation of the proposed first floor side extension would be approximately 3.3m from the first floor rear elevation of the neighbouring property of no. 79. It is noted that the no. 79 has a conservatory which is set at the same distance as the proposed first floor extension. The proposed extension would be set approximately 1.7m from the shared boundary and would not project beyond the 30 degree line. The proposed extension would adhere to guidance set out in the SPD in section 5.9 and 5.10.
- The rear elevation of the proposed extension would be 6m from the shared boundary with no. 75 and at is narrowest it would be 9.4m from the rear elevation of no. 75. This would not adhere to the minimum space standards set out in the SPD. However, owing to being sited on a turning circle, no. 75 does not directly face no. 77 and the rear elevation faces the front of no. 75. Furthermore, it is noted that the proposed extension would not project beyond the rear elevation of the host property. It is therefore considered that the addition of the proposed first floor side extension would not unduly impact on the amenity of no. 75 over the existing.
- The application proposes a Juliet balcony to the rear. It is noted that the proposed balcony will not project out. It is considered that the addition of the Juliet balcony would not lead to any greater overlooking or loss of privacy over the existing.
- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized garden with a functional layout.
- On balance, 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 property would retain a minimum of two off-street parking spaces, and therefore the provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant/Grant subject to the following conditions/Refuse

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
   Site Plan as proposed
   Plans and elevations as existing
   Plans and elevations as proposed

   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 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	19/04/21	Signed: MM
Authorisation	20/04/21	Signed: KN

Report Author Majid Mir