

Application Number:	23/01373/HOUS
Location:	21 Hurst Meadow Rochdale OL16 4QP
Proposal:	Erection of a single storey rear extension and alteration to fenestration on front elevation, following demolition of existing conservatory
Applicant:	Mr Andrew Muzyka
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 04.03.2024	EXT OF TIME
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)?	N/A

Location

21 Hurst Meadow is a two-storey detached residence located in the Balderstone and Kirkholt ward of Rochdale built in the early 00's. The property is sited between nos. 19 and 22 Hurst Meadow and borders designated protected open land to the rear.

The property is constructed in red brick with a white rendered fronted gable benefitting from on-site parking, generous amenity space and an attached garage.

Description of Proposal

Permission is sought for a flat roof single storey rear extension projecting 4m from the existing rear elevation and spanning the full width of the dwellinghouse. The extension would host a roof lantern and a double set of bi-folding doors to the rear. The extension is to be constructed in matching red brick with grey fenestration.

Permission is also sought for alteration to fenestration on the front elevation from a garage door to a window matching the materials on the host dwelling.

Relevant History

95/D32293

Residential Development – 42 Dwellings and Associated garages

Appeal Allowed September 1996

96/D33817

Residential Development – 42 Dwellings and Associated
Garages (Substitution of House Type)
Granted February 1997

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. No public 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 were sought to reduce the projection distance of the rear extension in the interest in neighbour amenity.

Assessment

Design: DM1 and P3

The SPD requires new development to be in keeping with the host property.

It is considered that the proposed extension has been designed as such to principally respect the scale, design and form of the host property and surrounding context with regards to projection distances which are proportionally in keeping with the scale of the main dwellinghouse. The development is not considered to diminish the character of the property however, where it is noted a flat roof at this scale is not preferable, the rear of the unit is wholly screened from common viewpoints therefore the addition of a flat roof is not considered to present any harm to the nature of dwelling, nor the wider street scene.

The material palette of the extension is considered acceptable on the basis it would match that on the host dwelling. The use of grey UPVC to the extension is not considered so unacceptable it would warrant a sole reason for refusal given it will be wholly shielded from the street therefore the impact is considered void in this regard.

The alteration of the existing garage door to a window is not considered to negatively impact upon the street scene therefore no concerns are raised in this regard.

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

Paragraph 5.6 of the SPD sets out the following guidance for maximum projection distances which is therefore relevant in relation to detached properties;

- For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)

In relation to the two adjacent properties, nos. 19 and 22 Hurst Meadow, the development would be in accordance with the above guidance.

There is an expectation for all principal windows to accord with Section 4 of the SPD which sets out minimum separation distances for principal windows hosting habitable rooms. The extension would host 1no window to the eastern side elevation which is not considered to present any amenity concerns in relation to no.19 Hurst Meadow and which would not be a principal window. The room would directly face the side amenity space of the adjacent dwelling which is not considered to be of great concern given timber paneled fences run along the common boundary.

All habitable rooms are to receive adequate light and outlook post-development and a sufficiently sized rear garden is to be retained as a functional and open layout.

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

Following the loss of the existing garage, the plot would retain on-site parking which would be in accordance with Appendix 5 of the Core Strategy.

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. This application relates to the following plans;
 - Location Plan
 - 220/1/23rev Existing and Proposed Plans and Elevations
 - 220/2/23rev Proposed Roof Plan, Site Plan & 3D Imagesand 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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	13.03.2024	Signed: CPetrillo
Authorisation	14.03.2024	Signed: TH

Report Author Chelsea Petrillo