

Application Number:	22/01256/HOUS
Location:	31 Falkland Avenue Rochdale OL11 5BH
Proposal:	Single storey rear extension
Applicant:	Mrs Zainab Bibi
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 31 Falkland Avenue, a two-storey terraced house in the district of Spotland. The dwelling is adjoined by no. 29 Falkland Avenue to the north-east, adjoined by no. 33 Falkland Avenue to the south-west, and faces the highways to the north-west. The rear boundary of the curtilage borders no. 42 Jutland Avenue to the south-east and no. 44 Jutland Avenue to the south. The rear curtilage is accessible via a ginnel which is shared with adjoined no. 33.

Description of Proposal

Planning permission is sought for a single-storey extension which projects approx. 5m from the rear elevation of the host dwelling along the common boundary of adjoined no. 29, and approx. 3.6m along the common boundary of adjoined no. 33. The extension is characterised by a cross hipped roof and has a ridge height of approx. 3.77m and an eaves height of approx. 2.57m.

The proposed walls and fenestration would be constructed from materials matching the host dwelling, while the proposed roof would be tiled.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. One supporting letter was 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

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy requires 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 rear extension is of a single-storey form and would be subservient to the host dwelling. Due to its scale and massing, it is noted the proposed cross hipped roofs may create visual clutter on the rear elevation of the host dwelling. However, considering the overall subservience of the proposed extension and its siting away from view from the highways, it is considered the roof forms would be acceptable.
- ☐ The materials of the walls, doors and windows would match ones of the existing dwelling and would be in keeping.
- ☐ It is noted the proposed tiled roof would not match the slate roof of the host dwelling. However, it is noted the existing rear extension of adjoined no. 29 already comprises of a slate roof. Moreover, the proposed extension would not be visible from the highways, therefore it is considered the use of materials would not significantly impact on the visual appearance of the street scene and would be acceptable.
- ☐ It is considered the proposed window and French doors 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”*.
- ☐ 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”*.
- ☐ Furthermore, Section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - o *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)”*.
- ☐ The proposed extension projects approx. 1.90m from the rear extension of the adjoined no. 29, in accordance with the maximum standard for attached properties.
- ☐ The proposed extension along the common boundary of the adjoined no. 33 would be set away from the boundary and would not project beyond a 45 degree line drawn 3m along the common boundary from the rear elevation of adjoined no. 33, in accordance with Section 5.7 of the SPD.

- ☐ The proposed French doors would provide adequate natural light into the proposed lounge, in accordance with Section 4.1 of SPD.
- ☐ The proposed development would retain sufficient garden space with a functional layout for its occupiers, in accordance with Section 5.4 of the SPD.
- ☐ 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 result in the addition of bedrooms and 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 Site Plan, Floor Plans and Elevations – 1947/1
- ☐ Proposed Site Plan, Floor Plans and Elevations – 1947/2

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.

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	16/11/2022	Signed: SY
Authorisation	17/11/2022	Signed: AT

Report Author Sam Yuen