

Application Number:	24/00097/HOUS
Location:	21 Nellie Street Heywood Rochdale OL10 4SR
Proposal:	Two storey side extension
Applicant:	SARAH MULLIGAN
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)?	n/a

Location

The application relates to 21 Nellie Street, an end of terrace two-storey property in Heywood. Nellie Street falls in a typically suburban area, comprising medium density housing of varying designs. However, the terrace to which no. 21 belongs follows a homogenous design with matching fenestration, and a continuous slate canopy across the front elevations.

No. 21 faces east, fronting the public highway. It is adjoined by no. 19 to the south, and shares a boundary with no. 10 Hartford Close to the north. To the rear it shares a boundary with no. 17 Hartford Avenue.

The northern elevation of the existing property slants southwards at a 45 degree angle to accommodate the adopted public highway and a previously used shared garage.

Description of Proposal

Permission is sought for a two-storey side extension comprised of red brick, grey slate roof tiles, and white UPVC fenestration. The side extension would sit flush with

the front and rear elevations, whilst creating a straight and continuous northern elevation. Included are a ground and first floor window to the front and rear, a gable end roof, and the continuation of the ground floor roof canopy at the front.

The extension would measure approx. 4.2m in width at the front, 2.2m at the rear, with a depth of 8.9m. The eaves height would measure approx. 5.7m and the ridge height approx. 8.4m.

Relevant History

None

Township/Member comments

Consultee responses

Highways and Engineering 05/04/2024:

This development will not attract additional traffic.

This proposal requires no additional parking and there is no parking loss as a result of the proposal.

Access to the site is adequate.

Refuse Collection will not change as a result of this development.

No new highways are proposed as a result of this proposal.

The development is unfortunately situated on an area legal defined as the adopted highway that previously led to a shared garage area. The garage area was long since converted to garden space and this area of highway is redundant. The applicant will need to seek a formal closure of the highway at this location before construction commences. The Highways Department will not object to this closure.

We have no new Road Safety concerns as a result of this proposal.

Representations

Letters of notification were sent to surrounding properties 21/03/2024; no objections were raised.

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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 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 131 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 135 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 139 states that development that is not well designed should be refused.

The existing terraced row follows a homogenous design of single-fronted properties with a repeated arrangement of fenestration and a continuous ground-floor roof canopy across the front elevations. Permission is sought for a two-storey side extension which would effectively create a double fronted property, and therefore mark a departure from the terrace's current homogeneity.

Nonetheless, no.21 already differs in its design from the adjoining houses in its ground floor fenestration and due to its slanted northern elevation. As such, there is scope for an extension which is moderately out of step with the design of the other

terraced houses. Regardless, the proposed extension would respond well to the design of the existing property and the adjoining houses by continuing the slate roof canopy, using windows of matching design and proportion, and using matching red brick and grey slate roof tiles. Furthermore, considering the current angle of the property's northern elevation, the proposed extension would actually help the form of no. 21 appear less irregular. As such, the proposed extension would seamlessly blend into the current row of terraces, without creating a property which appears as a blatant anomaly.

In addition, the SPD usually require side extensions to be set back from the front elevation of the existing property to ensure that it appears subservient. Nonetheless, it was considered that in the interests of integrating with the design and form of the terraced row, the side extension would look better sitting flush with the front elevation.

Overall, 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.

Paragraph 4.1 of the SPD sets out minimum space standards between new development and existing properties to ensure that there would be no significant loss of privacy and/or light. A separation distance of 10.5m is required between principal windows at an upper floor level and a directly facing boundary of the curtilage, as well as 14m between a principal window and any directly facing two-storey elevation which does not contain a principal window to a habitable room.

The proposed side extension would include a first-floor rear window serving a bedroom, which is considered to be a "principal window to a habitable room". From this window, there would be a separation distance of 6.2m to the boundary of 17 Hartford Avenue, and approx. 8.9m to the same property's eastern elevation which contains no principal windows. The proposed side extension would therefore not comply with paragraph 4.1 of the SPD.

However, paragraph 4.3 of the SPD states that exceptions to these minimum space standards may be acceptable where the development would not detract from the general levels of privacy and amenity typical in the area. Currently, no. 21 has a rear first-floor window serving a bedroom with separation distances of 7m and 10m to 17 Hartford Avenue's boundary and eastern elevation respectively. As such, the proposed side extension would not significantly alter or reduce the current levels of privacy or exposure to light experienced at 17 Hartford Avenue. Crucially, the proposed first floor rear bedroom window would not overlook any habitable spaces of surrounding properties, ensuring their privacy is preserved.

Overall, 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 works would sit upon legally adopted public highway. However the Local Highways Authority are satisfied that the closure of the adopted highway could be facilitated in order for development to be carried out, subject to the formal closure process being undertaken.

Notwithstanding, the Highways Department have been consulted, but concluded that there would be no road safety concerns as a result of the development. The extension would not attract additional traffic, nor alter the existing parking arrangements, refuse collection strategy, or accessibility to the site.

The proposed highways and 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 permission relates to the following plans:

- Existing and proposed site plans: 24.3263.3A
- Proposed floor plans and elevations: 23.3263.2D
- Location plan

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.

Informative for the applicant

Part of the proposed development site includes the adopted highway. The applicant is reminded of the legal requirement to seek the formal closure of the highway. For more details on this process please contact the Local Highways Authority at network.development@rochdale.gov.uk

	Date	Officer
Report Completed	08/05/2024	Signed: Hamish Rigg
Authorisation	13/05/2024	Signed: Ryan Killeen

Report Author Hamish Rigg