

Application Number:	23/00081/HOUS
Location:	7 Davyhulme Street Rochdale OL12 9BW
Proposal:	Two storey side extension, repositioning of dropped kerb and installation of electric gate access. Resubmission of 22/00824/HOUS
Applicant:	Arfan 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. 7 Davyhulme Street, a two-storey end-terrace dwelling located in a dense residential neighbourhood in Central Rochdale. The dwelling is sited on a corner plot at the junction with Athol Street and is adjoined by no. 9 Davyhulme Street to the north-west, adjacent to no. 10 Davyhulme Street to the north, and faces the highway to the north. The rear boundary of the curtilage backs onto an alleyway between Athol Street, Davyhulme Street and Ernest Terrace. To the rear of the property lies the rear curtilages of nos. 2, 4, 6 and 8 Ernest Terrace. The property benefits from a considerable curtilage space to its south-east, bounded by a gate and timber fencing, as well as an outbuilding to its south-east corner.

Description of Proposal

Planning permission is sought for a two-storey extension which projects 6m from the side elevation of the host dwelling to accommodate additional living room space and two bedrooms. The proposed extension continues the pitched roof form of the

existing row of terraced dwellings with matching ridge and eaves height. The proposals would be constructed from materials matching the host dwelling.

The application also proposes the amendment of the existing driveway, and includes the repositioning of the existing dropped kerb and the installation of an electric gate to the front curtilage boundary. The proposed driveway would be constructed from a permeable material.

The application is a resubmission of a previous application 22/00824/HOUS with amendments made to remove the previously proposed part-single, part-two storey rear projection.

Relevant History

96/D32837 – Use of land to provide extension to garden area and erection of single storey side extension to dwelling - Grant subject to conditions

03/D41946 - Private garage - Grant subject to conditions

09/D52360 - Installation of storage container in side garden – Retrospective – Refuse

09/D52619 - Installation of storage container in side garden (Retrospective) - Revised Proposal D52360 – Refuse

22/00824/HOUS - Two storey side and rear extension, single storey rear extension, alterations to existing fenestration and installation of electric sliding gate – Refuse

Officer's Comment:

1. As a result of its siting, scale and roof form, the proposed rear extension would constitute an incongruous addition to the dwelling and would fail to display a high quality of design. The proposed development is therefore visually harmful and detrimental to the visual amenity of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy of 2016, the Council adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. As a result of its siting and scale, the proposed two-storey rear extension would result in an unacceptable loss of light and outlook to the rear windows of no. 6 and 8 Ernest Terrace and would therefore be detrimental to the amenity of the residents of those properties. The proposed development is therefore contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The application site is within an area that is predominantly terraced housing which relies on on-street parking and the site already has an established vehicle accessing crossing onto it, therefore in terms of highway capacity and parking provision the development is unlikely to have any detrimental impact.

The existing property current servicing arrangements should not change if the application were to be approved.

There should be no detrimental impact on road safety as a result of the development.

Highways raise no objection to this application but would ask that the proposed gate opens into the site only and not out onto the highway.

The applicant is reminded that the construction of a new vehicular access crossing will be required as the application proposes a new point of access from the adopted highway. The applicant must contact the Councils Highways Department to seek approval for this crossing.

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

Amendments were made to the proposed two-storey side extension to match the host dwelling with regard to ridge and eaves height. A false door was also added to the existing front elevation in lieu of the existing front entrance door.

Assessment

Design: DM1 and P3

- ☐ 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 proposal seeks to construct a two-storey extension projecting 6m from the side elevation of the host dwelling. The immediate street scene is characterised by rows of terraced dwellings which share uniformity in its built form, scale, and layout. It is considered a projection with matching ridge and eaves height, whilst non-subservient to the host dwelling, would serve to better reflect the building line of terraced properties in the locality and would be acceptable in this context.
- ☐ No concerns are had with the pitched roof form, which would match the adjoining dwellings and would appear in keeping.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ Amendments have been accepted to replace the existing front entrance door with a false door which would retain the regular appearance of fenestration in the street scene.
- ☐ The application also seeks to install an electric sliding gate to the front curtilage boundary, in lieu of the existing front boundary gate and repositioned to account for the proposed side extension. Access gate of a suitable design and materiality can be secured via condition as to not harm the character and appearance of the street scene.
- ☐ The submitted plans indicate the storage of refuse bins in a designated area sited to the rear curtilage, away from public view.

- ☐ 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 states the following minimum space standards for development proposals:
 - ☐ *“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.”*
- ☐ By virtue of the restricted layouts and built forms of terraced dwellings in the locality, separation distances between properties are generally limited and fall short of the minimum space standards set out in the SPD. In particular, a separation distance of approx. 11m exists between the host dwelling and the front-facing row of terraced dwellings. The proposed extension would not project beyond the existing front elevation and would retain the same distance from front-facing nos. 6 and 8 Davyhulme Street.
- ☐ The host dwelling comprises an existing minimum distance of approx. 8.9m from the rear elevation of nos. 4 and 6 Davyhulme Street and approx. 7m the rear curtilage boundary. Given the proposed extension does not project beyond the rear elevation wall, and the fact the rear elevation of the proposed extension does not feature any habitable room windows, on balance, the amenity impacts would be acceptable in this regard.
- ☐ No concerns are had with the amenity impacts of the proposal on side-facing nos. 57 and 59 Halifax Road, where a minimum separation distance of approx. 18.5m would be maintained.
- ☐ Taken as a whole, it is considered the proposed development would not result in significant amenity harm to the neighbouring 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.”*
- ☐ Suitable specification of the proposed electric sliding gate can be achieved via condition as to not cause undue harm to highway safety.

- ☐ The proposed extension would result in the addition of bedrooms from two to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Core Strategy.
- ☐ Given the predominantly on-street parking arrangements of properties on Davyhulme Street, and the retention of the single off-street parking space for the host property, it is considered the proposed parking arrangements are 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 09/06/2022
- ☐ Existing Site Plan
- ☐ Proposed Site Plan – Rev. 1 received 23/06/2023
- ☐ Existing Floor Plans – Drawing No. 1 dated 04/2022
- ☐ Existing Elevations – Drawing No. 2 dated 04/2022
- ☐ Proposed Floor Plans – Drawing No. 3 Rev. 3 dated 04/2022
- ☐ Proposed Elevations – Drawing No. 4 Rev. 3 dated 04/2022

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. 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.

4. Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the false door, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The false door shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. The development hereby approved shall not be occupied until such time as the bin store as shown on the approved site plan ref. Sheet 3 Rev. 3, dated 04/2022, has been constructed in complete accordance with the approved plans and made available for use. The approved refuse store shall be retained and maintained as such thereafter.

Reason: In the interest of the character and appearance of the street scene and in accordance with Policies P3 and DM1 of the adopted Core Strategy and National Planning Policy Framework.

6. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundary treatments including the approved entrance gate have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with Policies P3 and 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
Report Completed	22/05/2023	Signed: SY
Authorisation	28/06/2023	Signed: RK

INFORMATIVE

The applicant is reminded of the need to provide a standard vehicle access crossing which will require a separate permission from the Council as Highways Authority for the works. The works will be required to be approved and implemented in full prior to the first use of the approved development.

Report Author Sam Yuen