

Application Number:	23/00491/HOUS
Location:	177 Ramsay Street, Rochdale, OL16 2HA
Proposal:	Proposed single storey rear extension
Applicant:	Mohammad Nanu Miah
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:

P3 Improving Design of New Development
G8 Managing Water Resources and Flood Risk
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

Summary of comments from neighbours, consultees and Planning Panel

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following concerns:

- ☐ Concerns over the impact of the proposed extension and associated drainage on the integrity of the adjoined neighbouring extension;
- ☐ Concerns over potential impact on the neighbouring property's right to light;
- ☐ The proposed extension will result in loss of privacy by means of being overheard;
- ☐ The proposed rear WC will attract more vermin in the rear alleyway and contribute to air pollution;
- ☐ The proposed extension will be unsightly and have a negative effect on the environment.

Officer's Comment

- ☐ Concerns over damages to the neighbouring property relates to the provisions under The Party Wall etc. Act 1996 and are not material considerations in the determination of planning applications.
- ☐ Concerns regarding right to light is a matter of property law, not planning law, and are not material considerations in the determination of planning applications.
- ☐ Material considerations in loss of privacy relates to overlooking impacts, as such the overhearing concern raised is not relevant.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

It is acknowledged the proposed rear extension would further reduce the existing functional amenity space for its occupants. However, notwithstanding the existing limited footprint, it is noted an open recreational space is accessible within walking distance from the property. It is also noted the remaining rear curtilage space would be adequate for functional purposes such as drying clothes. On this basis, on balance, it is considered the proposal would acceptably meet the reasonable needs of the existing and future occupiers.

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Flood Risk: G8

The host property is sited within Flood Zone 2 which has been shown to have a 0.1% to 1% chance of flooding. The submitted Flood Risk Assessment states the existing floor level would remain unchanged and the underside of the floor slab will be at or above the 1 in 100 year + climate change flood level with no additional footprint lower than this level.

The report has also listed a number of flood resilience measures to be utilised where feasible, which can be secured via condition as to ensure appropriate mitigation for flood risk.

Based on the information provided, it is considered the flood risk to the proposed development would be acceptable. As such, the development would comply with Policy G8 of the adopted Rochdale Core Strategy and the NPPF.

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:
 - Location Plan
 - Existing Site Plan, Ground Floor Plan and Rear Elevation – Drawing No. 2012/1

- Proposed Site Plan, Ground Floor Plan and Rear Elevation – Drawing No. 2012/2

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.

4. The development hereby approved shall comply with the mitigation measures outlined within the Flood Risk Assessment received 07/07/2023.

Reason: In order to ensure the development provides appropriate mitigation for flood risk in accordance with Policy G8 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	18/07/2023	Signed: SY
Authorisation	20/07/2023	Signed: RK

Report Author Sam Yuen