

Application Number:	23/00447/HOUS
Location:	77 Tweedale Street Rochdale OL11 3TZ
Proposal:	First floor rear extension and insertion of 1no window to rear elevation
Applicant:	Abdul Rauf
Case Officer:	Chelsea Petrillo
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

77 Tweedale Street is a two-storey mid-terraced dwelling located in the Milkstone and Deeplish ward of Rochdale and sited within a mixed residential and commercial area. The property has been the subject of various alterations to the rear in previous years however, the two-storey outrigger is considered an original feature of the rows of terraces in this vicinity. The terrace sits between 75 and 79 Tweedale Street and the rear directly faces the side elevation of 42 Castlemere Street.

Description of Proposal

Permission is sought for a 2.5m first floor flat roof extension infilling space between the two-storey outrigger and the adjoining building, which would enlarge the existing bedroom space for the bedroom at the rear to which the new window would directly face the blank north-side elevation of 42 Castlemere Street. Permission is also sought for the insertion to 1no window to the rear of the upper floor of the two-storey outrigger, serving an existing WC.

Previously approved permission has seen the implementation of various extensions to the rear of 77 Tweedale Street, most notably the single storey rear extension to which the proposed first floor extension would sit above.

Relevant History

86/D19434

TWO-STOREY REAR EXTENSION TO REPLCE EXISTING AND SINGLE STOREY EXTENSION TO REAR OF DWELLING
Granted 27.08.1986

01/D39425	SINGLE STOREY REAR EXTENSION TO DWELLING Granted 30.11.2001
06/D46997	SINGLE STOREY REAR EXTENSION TO DWELLING Granted 02.05.2006
15/01390/HOUS	SINGLE STOREY FRONT EXTENSION, FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH ROOF LIGHTS (RESUBMISSION) Part Granted / Part Refused 09.02.2016
15/00416/HOUS	FRONT PORCH, FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH ROOF LIGHTS Withdrawn 30.06.2016
15/00795/HOUS	SINGLE STOREY FRONT EXTENSION, FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH ROOF LIGHTS (RESUBMISSION OF 15/00416/HOUS) Refuse 23.09.2015

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 and P3 of the Rochdale Core Strategy relates to design quality and sets out design criteria for new residential development to which it states new development should be of high quality design whilst taking the

opportunity to enhance the quality of the area. In principle, new residential developments are required to demonstrate good overall design. Paragraph 5.1 of the SPD is also relevant which states house extensions should be designed to be in keeping with the host property and generally be subservient to it.

It should first be noted that development to the rear of 77 Tweeddale Street can be considered an overhaul of the original rear of the property to which only 2.9m x 0.8m of garden space would remain. It should also be noted that the previously refused permission for 77 Tweeddale Street regarded a first floor extension of a similar scale and design as acceptable on the basis that it would not be easily visible from public vantage points, with the exception of the access via the private gated alleyway located to the rear of the row of terraces.

With reference to the new design which would host a shallow lean-to roof and be constructed of matching materials, the visual amenity of the host dwelling is not considered to be compromised as a result of the first floor addition given its relatively modest scale compared to that present on the dwelling and the use of matching materials to remain in keeping with the parent dwelling.

The extension would not extend beyond the two-storey outrigger at the host property nor past the rear elevation of the adjoining property to the east, 75 Tweeddale Street therefore there would be no significant harm to the wider area.

The insertion of the window to the rear upper floor portion of the two-storey outrigger is considered acceptable with the proportion and design style matching those on the existing.

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

Protection of residential amenity is considered under Policy DM1 of the Core Strategy to which it requires that all new development proposals “Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;”

As the application relates to a first floor rear residential extension, paragraph 5.9 of the SPD is relevant to which it requires first floor extensions to not project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings. Both adjoining dwellings host two-storey outriggers which the first floor development will not surpass therefore in accordance with this section of the SPD.

The rear of the dwelling faces south therefore receives maximum sunlight however, the rear garden is largely overshadowed by the presence of 42 Castlemere Street sited in close proximity. Natural light to the bedroom which is being extended as a result of development would also largely be overshadowed by the presence of the two-storey outrigger. It is thought given the projection of the first floor extension, additional light will be retained to the room therefore although light provision to the room will be minimal, it is not thought to be such a significant change to the current situation.

The proposed window to the two-storey outrigger is proposed to serve the existing bathroom following removal of the existing window on the side elevation of the outrigger. Given this window is not a principal window to a habitable room, it would not require the provision of minimum separation distances nor is it considered to pose any severe overlooking impact to the rear gardens of the adjoining or adjacent dwellings.

Aforementioned above, the existing space to the rear is minimal as a result of previous development and cannot be described as a functional garden space for the occupiers. This space would remain unchanged post development.

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

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
 - 2003 /2 PROPOSED FIRST FLOOR REAR EXTENSION

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 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 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	27.06.2023	Signed: CP
Authorisation	12.07.2023	Signed: TH

Report Author Chelsea Petrillo