

Application Number:	23/00712/HOUS
Location:	13 Whalley Gardens Rochdale OL12 7NQ
Proposal:	Single storey rear extension following demolition of existing conservatory
Applicant:	CHRISTOPHER WATSON
Case Officer:	Hamish Rigg
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. 13 Whalley Gardens, a two-storey semi-detached dwelling located in Spotland. The dwelling is adjoined by no. 15 Whalley Gardens to the west, adjacent to no. 11 Whalley Gardens to the east, and faces the highway to the north. The rear boundary of the curtilage borders the rear curtilages of nos. 354 and 356 Whalley Gardens. The side curtilage boundary of the host property protrudes by approx. 0.38m towards the rear curtilage of no. 11.

Description of Proposal

Permission is sought for a single-storey rear extension, including bi-folding double doors on the rear elevation, a single door on the front elevation, and 3 sky lights. The extension spans the full width of the host dwelling's rear elevation, and protrudes beyond the side elevation towards number 11 Whalley Gardens, comprising a chamfer corner.

The proposal uses a material palette to match the host property including red brick and grey slate roof tiles.

The extension measure approx. 8.4m in maximum width, 2.3m in height to eaves, 3.4m in maximum height, and 3.5m in depth. The extension will protrude approx. 2m beyond the side elevation of the house.

Relevant History

23/00037/HOUS – single storey rear extension granted subject to conditions. The design was almost identical to this application with but on a slightly smaller scale.

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Notification letters were sent to surrounding neighbours 13/07/2023. One neutral response was received requesting that the application not be determined until the application has been publicized.

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

None Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM3 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 126 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 130 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 134 states that development that is not well designed should be refused.

The proposal follows a uniform and appropriate design, which is both complimentary and subservient towards the host property. The modest scale of the design prevents it from appearing overbearing or visually obtrusive. The sloped roof form and evenly proportioned fenestration integrate well with the property and, break up potential expanses of continuous brickwork. Additionally, the matching material palette is sympathetic to the host dwelling and surrounding properties, ensuring a positive relationship with its setting.

There is a minor concern that the extension will look slightly irregular by extending beyond the side elevation of the house, rather than sitting flush. However, the extension would not be in a visually prominent location as the house is set back further from the road than adjacent properties and is obscured by an existing side gate.

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.

To protect the amenity of neighbouring occupiers and prevent an undue loss of privacy or light, paragraphs 5.6 and 5.7 set out maximum standards for single storey rear extensions. For detached properties, extensions comply if they don't exceed 4m along a common boundary with the neighbouring dwelling. At 3.4m in depth, the extension complies relative to its border with number 11. The SPD also applies a maximum standard of 3m along a common boundary for attached properties.

However, it goes on to state that “if the new extension is set away from the boundary, the projection can be increased ... providing the extension does not project beyond a 45 degree line measured from the point along the common boundary”. As such, the extension again complies because the point at which 3m is reached along the shared boundary, the extension then projects at a 45 degree angle away from the boundary.

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.*”

The proposed development would not impact on the provision of parking spaces for the host property, therefore 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:

Proposed plans and elevations: 22.2881.SC5.1

Site location plan

Existing and proposed site plan: 22.2881.4A

Existing floor plan and elevations: 22.2881.1

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 any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

	Date	Officer
Report Completed	24/08/2023	Signed: Hamish Rigg
Authorisation	31/08/2023	Signed: Ryan Killeen

Report Author Hamish Rigg