

Application Number:	22/01209/HOUS
Location:	2 Briar Street Rochdale OL11 4HD
Proposal:	Part two storey and part single storey rear extension and alteration to side elevation with 1No window
Applicant:	MOHAMMED SALAM
Case Officer:	Aimee Bovaird
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

Location

This application relates to no.2 Briar Street, a terraced dwelling in Rochdale. The terraced dwellings are of similar characteristics and face northeast.

Description of Proposal

This application proposes a part two storey and part single storey rear extension and alteration to side elevation with 1No window. The single storey rear extension is to project 3m from the rear elevation of the host dwelling. The part two storey rear extension is to project 2.4m from the rear elevation of the host property.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding properties, no responses 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
G/D/2 Green Belt

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

- ② Policies DM1 and P3 of the councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) state that the Government attaches importance to the design of the built environment.
- ② It is considered that the proposed extension would be in keeping with the host dwelling by virtue of proportions of the extension, size, fenestration design and placement.
- ② The SPD sets out in paragraph 5.1 that extensions should be designed to be in keeping with the host property and generally be subservient to it. This proposed extension will be subservient to the host dwelling and not present as a dominant feature.

- ☐ 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 SPD sets out separation distances in paragraph 4.1 and the proposed rear extension would adhere to this, as a bathroom window is included to the first floor rear which is to be obscure glazed by condition. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.
- ☐ Section 5.9 of the SPD outlines that planning permission will not normally be granted for two storey or first floor extensions to properties that 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 dwelling.
- ☐ This proposal will not breach a 30 degree line from a point 2.4m along the shared boundary, as such the proposal would not unduly harm the amenity of the adjacent neighbour.
- ☐ The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.
- ☐ 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 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. The permission relates to the following plans:

Location Plan

Site Plans – 22.2840.4

Existing Floor Plans and Elevations – 22.2840.1A

Proposed Elevations – 22.2840.3

Proposed Floor Plans – 22.2840.2

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the first floor on the rear elevation facing south shall be fitted with, to a height of no less than

1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. 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.

	Date	Officer
Report Completed	01.11.2022	Signed: AB
Authorisation	04.11.2022	Signed: AT

Report Author Aimee Bovaird