

Application Number:	22/01436/HOUS
Location:	19 Redfearn Wood Rochdale Rochdale OL12 7GA
Proposal:	Two storey side extension and single storey rear extension linking to existing garage to be converted to form additional accommodation - Resubmission of application 22/00943/HOUS
Applicant:	CAROLINE TAYLOR
Case Officer:	Chelsea Petrillo
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.19 Redfearn Wood, a two storey detached property located in the Norden Ward of Rochdale. The property benefits from a generous front and side driveway as well as an outbuilding to the rear. The site currently features two side entrances to the rear garden and adjoins to no.17 and no.21 Redfearn Wood. The rear curtilage boundary borders an adjacent property to the west – no.1 Harland Way and the overall street scene predominantly features a mix of both detached and semi-detached dwellings.

Description of Proposal

The application is seeking planning permission for a two storey side extension and single storey rear extension. The single storey rear extension would be constructed to adjoin onto the existing garage to form additional living accommodation. The two storey side extension would project 2.5m from the existing south elevation and extend up to the common boundary. It would match the existing roof height and be set back 1m at both ground and first floor level from the front elevation. It would also extend back to match the rear elevation and feature a hipped roof, matching that of the existing.

The single storey rear extension would project approx.2.7m from the rear elevation and extend to meet the existing garage to form additional living space. The overall projection of the single storey rear extension combined with the existing garage would be 8.6m from the rear elevation of the host dwelling. The rear extension would match the height of the existing garage of 3.1m and would feature a hipped roof pitch similar to that of the existing garage.

Relevant History

22/00943/HOUS Two storey side extension including an increase in ridge and eaves height, single storey rear extension and garage conversion to form additional living space – WITHDRAWN 03.11.2022

Township/Member comments

N/A

Consultee responses

N/A

Representations

5 letters of notification were sent out. 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

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

Assessment

Design: DM1 and P3

- ☐ Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area”. Policy P3 of the Rochdale Core Strategy states new developments must “enhance the boroughs 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”.
- ☐ Paragraph 5.11 of the SPD states “where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, they can

lead to houses appearing to be a terrace rather than separate dwellings, which can harm the character of the property and the area”.

- ② The two storey side extension, although proposed with the same ridge height as the existing roof line, would form an acceptable addition to the host dwelling. The front elevation would be set back 1m at both ground and first floor level therefore not giving rise to any possible terracing effect. Although the height of the extension would match that of the existing, it is important to note the proposed roof will slope away from the highway therefore acting in subservience to the original roof.
- ② The material palette of the development would match that of the existing dwelling.
- ② The side extension will prevent bins from being stored to the rear of the property. However, the set-back of the extension will allow for bins to be stored in a relatively unobtrusive position which, on balance, will not be unacceptable in the street scene.
- ② The design of the application is shown to respect the visual amenity of the overall street scene as well as the design of the dwellings sited along the classified highway

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment, the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ② The two storey side extension, as proposed, would not project beyond the rear of the property and would not cause any loss of light or outlook to the windows of no.21. The extension would not feature any side windows therefore not compromising the privacy of the adjoining neighbours.
- ② SPD guidelines would allow for a 3m single storey extension measured along the boundary from the rear wall of the neighbouring property. It is noted the single storey rear extension will act as an infill and attach onto the existing garage, the overall projection would be 8.6m from the rear elevation of the host dwelling. However, it is not considered that any significant loss of light or outlook to the rear windows of no.21 will result, when compared to the existing situation. Additionally, the host dwelling, along with the adjoining dwellings either side, face east therefore the positioning of a rear extension would not pose a direct loss of sunlight on the rear windows of the neighbouring dwelling.
- ② The plans indicate that all rooms within the extended property will benefit from adequate light and outlook, and an adequate garden space will remain.

Summary

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the host property, in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ② Paragraph 111 of the NPPF states ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’
- ② It is noted that the proposed development would reduce the space currently designated as car parking spaces to the side of the dwelling as well as the detached garage / outbuilding to the rear. No parking plan is provided. While on street parking is limited in this location, the proposal would not compromise highway safety as the dwelling hosts a generous driveway to the front of the property.

Summary

It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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:
 - 22.2871.3A SITE PLANS
 - LOCATION PLAN
 - 22.2871.1 EXISTING FLOOR PLANS
 - 22.2871.2 EXISTING ELEVATIONS
 - 22.2871.SC2.1 PROPOSED FLOOR PLANS
 - 22.2871.SC2.21 PROPOSED ELEVATIONS

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 Policy DM1 and Policy P3 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	09.01.2023	Signed: CP
Authorisation	13.01.2023	Signed: AT

Report Author Chelsea Petrillo