

Application Number:	23/01187/HOUS
Location:	100 Mitchell Street Rochdale OL12 6SH
Proposal:	Single storey side extension
Applicant:	Mohammed Iqbal
Case Officer:	Hamish Rigg
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?	yes
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

The application relates to 100 Mitchell Street, a two-storey end of terrace property situated on the corner of Mitchell Street and Ashworth Street. Mitchell Street is in a predominantly residential suburb of Rochdale comprising terraced housing of varying design and material palette. There is a lack of coherent identity to the area, although it does lie within Spotland Bridge Conservation Area. Additionally, situated north of the site is 102 Mitchell Road, a three-storey industrial building dating back to the late 19th Century and identified as a non-designated heritage asset.

The applicant property faces west, overlooking the public highway and 109 Mitchell Street. The adjoining property to the south is 98 Mitchell Street. The northern elevation fronts the pavement along Ashworth Street, while the rear boundary of the curtilage faces east and borders an alleyway on Ashworth Street serving the rear of properties along Mitchell Street.

Description of Proposal

Permission is sought for a single-storey side extension with a flat parapet roof and a single window to the front elevation. The extension is angled to follow the slanted trajectory of the curtilage boundary. External materials include sand coloured brick and UPVC window frames to match the host dwelling.

The proposed extension measures approx. 2.4m in width, 2.8m in height to eaves, 3.1m in maximum height, and 4.4m in depth.

Relevant History

None

Township/Member comments

None

Consultee responses

Conservation 19/12/2023:

The application site is an end terrace property which sits on the corner of Mitchell Street and Ashworth Street. Like much of the surrounding terraced housing, the property dates from the latter half of the 19th century. To the north of the site, 102 Mitchell Road is a three storey industrial building, also dating from the latter part of the 19th century. This building was identified as a non-designated heritage asset by planning permission 18/00041/FUL. The property lies just outside of the Spotland Bridge Conservation Area, which lies to the north-west.

The proposal is for the construction of a single storey side extension along the road boundary of the property with Ashworth Street. The extension would have a flat roof and its shape is constrained by the line of the public highway. As a result of its shape and flat roof it would be a somewhat awkward addition to the property. Nevertheless, given the location of the site and the minor nature of the proposal, it is not considered that it would result in any harm to the significance of the nearby Conservation Area or non-designated heritage asset.

Changes to the roof, such as the inclusion of a parapet could help to improve its appearance. Given that it would be highly visible from public viewpoints, it is important that the brick closely matches that of the host dwelling. With this in mind, I would suggest a condition requiring samples of the proposed brick to be provided on site.

Representations

Letters of notification were sent to surrounding properties 01/12/2023; no objections were raised.

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 and heritage: 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 proposed development follows a modest and uniform design, thus in conjunction with its small scale, it would appear subservient to the host dwelling. Additionally, the proposed materials and fenestration, as well as the continued brick soldier course, ensure positive integration with the host dwelling. Nonetheless, to ensure that the brickwork matches the host dwelling, a brick sample will be required by condition.

To the north of the site is 102 Mitchell Street, a three storey 19th Century mill building, and a non-designated heritage asset (NDHA). Paragraph 201 of the NPPF aims to avoid or minimise any conflict between a heritage asset's conservation and any aspect of the proposal. As such, Paragraph 203 states that local authorities should look to preserve or enhance the significance of heritage assets when considering applications. The council's heritage officer raised concern that the development could appear awkward owing to its visually prominent location and departure from the existing building line. A parapet roof was recommended to improve the appearance, yet it was noted that the minor scale of development would not significantly impact the adjacent NDHA. Still, an amendment was made to include a parapet roof and a brick soldier course, to create a higher quality design feature. The design of the extension, and subsequent amendments, ensure that the proposed development has a neutral impact on the adjacent mill building, and thus complies with paragraph 201 of the NPPF.

Overall, 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.

Due to the small scale of the proposed development, the impact on amenity towards occupants and neighbouring residents is negligible. The extension would not be considered overbearing, nor result in significant overshadowing or loss of privacy beyond the existing arrangement.

Notwithstanding, the Paragraph 5.14 of the Council's SPD notes that extensions on a corner plot can have an unacceptable impact on the street scene by eroding space around buildings and presenting a hard edge to the public highway. As such, permission will not be granted unless it maintains sufficient space between the boundary and the nearest part of the extension. However, the applicant property already affronts the public highway along Ashworth Street, creating a 'hard edge'. The proposed development would be a continuation of the existing boundary treatment, thus creating no additional harm. Furthermore, while the development would lead to a loss of space, it would not be considered unacceptable, as the existing space is both small and relatively redundant in its use and value.

Overall, 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 current parking arrangements include no off-street parking spaces, thus the proposed development is 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. This permission relates to the following plans:

- Proposed plans: 2075/2

- Location plan

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance 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	11/01/2024	Signed: Hamish Rigg
Authorisation	15/01/2024	Signed: Ryan Killeen

Report Author Hamish Rigg