

Application Number:	23/01300/HOUS
Location:	200 Milnrow Road, Rochdale, OL16 5BB
Proposal:	Two storey rear extension
Applicant:	Imraz Nawaz
Case Officer:	Sam Yuen
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?	

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 200 Milnrow Road, a two-storey semi-detached dwelling located in Newbold. The dwelling is adjoined by no. 202 Milnrow Road to the east, adjacent to no. 198 Milnrow Road to the south-west, and faces the highway to the north-west. The rear boundary of the curtilage borders the rear curtilages of nos. 7 and 9 Rosefield Crescent to the south. The property benefits from a fully paved front curtilage space for off-street parking and a detached garage to the rear curtilage.

Description of Proposal

Planning permission is sought for a part-two, part-single storey rear extension set away from the common boundary with no. 202 which projects 3.6m on the ground floor and 2.5m on the first floor. The two-storey rear extension is characterised by a hipped roof form and is set down 0.3m from the ridge line with matching height to eaves, whilst the single-storey element comprises a lean-to roof form with a ridge height of 3.73m and height to eaves of 2.91m.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

79/D09383 - Private Garage - Grant subject to conditions

20/01151/HOUS - Two storey rear extension following demolition of conservatory and existing rear extension. - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed two-storey rear extension would be set below the ridge line of the host dwelling which would be subservient. The use of a hipped roof form would also be in keeping and raises no concern.
- ☐ Likewise, the lean-to roof form of the single-storey element would also appear in keeping.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
- ☐ The proposed two-storey rear extension does not directly face any dwellings and would maintain a 16m distance from the directly facing curtilage boundary, thus the amenity impacts would be acceptable in this regard.
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:

- ② *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- ② *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ② Section 5.9 of the SPD states two storey or first-floor rear extensions projecting *“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(s)”* would not normally be granted planning permission.
- ② The proposed extension would satisfy the requirements of Section 5.5 and 5.9 with regard to its amenity impact on adjacent no. 198.
- ② The proposed two-storey rear extension would comply with Section 5.9 and is not considered to result in significant overshadowing and overbearing harm in this regard.
- ② Having regard to Section 5.7 of the SPD, the proposed single-storey rear extension would exceed a 45 degree line drawn 3m along the common boundary measured from the rear elevation of adjoining no. 202 by 0.3m. Notwithstanding, this exceedance is marginal and the additional projection is not considered to result in undue amenity harm to no. 202 and would be acceptable on balance.
- ② 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.
- ② 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

- ② 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.”*
- ② The proposed development would not impact on the provision of parking spaces for the host property. 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:

- ② Location Plan – received 29/11/2023
- ② Existing Site Plan, Floor Plans and Elevations – Drawing No. 2082/1 received 29/11/2023
- ② Proposed Site Plan, Floor Plans and Elevations – Drawing No. 2082/2 received 29/11/2023

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. 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	07/12/2023	Signed: SY
Authorisation	24/01/2024	Signed: RK

Report Author Sam Yuen