

Application Number:	24/00059/HOUS
Location:	1 Pallotine Walk Rochdale OL11 4LS
Proposal:	Single storey rear extension
Applicant:	Dr Muhammad Amir Afzal Awan
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in by Ward Member?	NO

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Places for Everyone Joint Development Plan (PfE) 2024:
JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS) 2016:
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

Summary of comments from neighbours, consultees and Planning Panel

A site notice was posted in the vicinity and notification letters were issued to adjacent occupiers. No public comments were received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	X
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Height and massing	X
Facing materials and detailing	X
Roof style	X
Window proportions	X
Bin storage	X
Impact on trees	X

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the adopted PfE Joint Development Plan and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	X
Light and outlook of application property	X
Remaining garden space of application property	X

The proposed games room within the extension is to host a high level window to the north side elevation and a window to the rear elevation which would directly face the eastern side elevation of the existing outbuilding, predominantly constructed from glass, at a proximity of 1.2m. Given the intended use as a games room, considered a secondary use room to the function of the main dwellinghouse, the distance between both buildings is not considered to be so significant it would warrant seeking amendments given the window to the rear is not considered a principal window to a habitable room therefore does not afford amenity protection.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, the adopted PfE Joint Development Plan and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	X
Parking provision	X

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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:
 - Location Plan
 - Proposed Site Plan

- 8300/001 Existing & Proposed Plans & Elevations
and the development shall be carried out in complete 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. 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	09.04.2024	Signed: CPetrillo
Authorisation	24.04.2024	Signed: TH

Report Author Chelsea Petrillo