

Application Number:	23/00421/HOUS
Location:	1189 Manchester Road, Rochdale, OL11 2XZ
Proposal:	Single storey rear extension including demolition of existing outbuilding
Applicant:	mr S Birkbeck
Case Officer:	Bob Melling
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 refers to no. 1189 Manchester Road, a two storey, detached dwelling located in Castleton. The application property was built in the 1930s and forms part of a ribbon development of detached houses set in large gardens. The houses are set back approximately 25m from the highway with dense vegetation and mature trees providing a significant level of screening from Manchester Road. The application property faces west on to the highway, adjacent to no. 1187 Manchester Road to the north and no. 1191 to the south.

There are several groups of protected trees within the curtilage of the application property. However evidence has been provided to show that the majority of these trees have been removed, including a group consisting 12 Lombardy (G16) and a Sycamore Tree (T27) located in close proximity to the location of the proposed development. As a result, it has not been deemed necessary to request a Tree Survey under this application with the remaining protected trees located a sufficient distance away from the proposed development.

Description of Proposal

Permission is sought for a single storey rear extension that would project approximately 15m from the existing garage with a width of approximately 7.2m. It would have a maximum height of approximately 5.4m and a height to eaves of approximately 2.7m. Fenestration for the development is proposed as two sets of bi-

fold doors and a set of full-height windows to the south-facing side elevation. The remaining elevations would be blank.

Relevant History

- 78/D06519 Outline Application-Extension Of Swimming-Pool To Form Solarium
 And Sauna For Hotel Guests
 Refuse
- 77/D05518 Outline Application-One Dwelling
 Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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 P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

The proposed development would represent a sizeable addition to the host dwelling with a rearward projection of approximately 15m. However, given that the host dwelling is an architecturally distinct property set within a substantial curtilage, it is not considered that the proposed development would appear overbearing in relation to the host dwelling or out of character with the street scene. Further to this, it is noted that the adjacent dwelling, Windy Pike, whilst of a contrasting architectural style, has been similarly extended to the rear.

The presence of dense vegetation and mature trees in combination with the rise in ground levels between the highway and application property would ensure that the proposed development is entirely screened from public view.

The proposed development would be constructed in materials to match the existing and is not considered to detract from the key architectural features of the host dwelling. It would act as a continuation of the existing garage; forming a natural envelope around the central courtyard.

In view of the above assessment, the design of the proposal is therefore acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Privacy

The extension has three large openings on the side elevation facing directly towards the rear garden of no. 1191 Manchester Road. Considering the distance away from the neighbouring property (at least 30m) it is considered that the extension would not lead to a loss of privacy for the occupiers of no. 1191. The north-facing side elevation of the extension is set against the boundary with the rear garden of no. 1187 Manchester Road. This facing side elevation contains no openings and as such it is considered that the outbuilding would have an undue impact on the privacy of the occupiers of no. 1187 Manchester Road.

Overshadowing and Overbearing Impact

Paragraph 4.1 of the SPD provides guidance on the minimum distances that apply to all new residential developments and developments which affect existing residential properties. The purpose of the guidance is to avoid causing a significant loss of privacy and/or light for occupiers of neighbouring properties as well the applicant property. The SPD states that a minimum of 10m should be retained between a

principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The proposed extension would be set at least 20m from any of the side/rear elevations of the neighbouring dwellings. Additionally, the extension would be well-screened by the existing mature trees along the eastern and southern boundaries. Therefore, it is considered that the proposed extension would not overshadow or have an overbearing impact on any of the neighbouring properties.

Occupier Amenity

The submitted plans confirm the provision of light to all habitable rooms and the retention of a sufficient garden space of a functional layout. Therefore, the proposal would be considered acceptable in this regard.

Summary

In conclusion, the proposal would not unduly impact on the amenity of the occupants of the application property or any neighbouring properties in accordance with policies DM1, the SPD 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. Drg no. 809-00. Rev A
- Existing ground Floor Part Survey. Drg no. 809-01
- Roof plan Part Survey. Drg no. 809-02
- Elevations Part Survey. Drg no. 809-03
- Proposed ground Floor (Part). Drg no. 809-04
- Proposed Roof plan. Drg no. 809-05
- Proposed Elevations (Part). Drg no. 809-06
- Proposed Elevations (Part). Drg no. 809-07
- Proposed Site plan. Drg no. 809-08. Rev A

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. 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	05/07/2023	Signed: BM
Authorisation	25/07/2023	Signed: RC

Report Author Bob Melling