

Application Number:	22/01413/HOUS
Location:	36 Claymere Avenue Rochdale OL11 5WB
Proposal:	Single-storey rear extension - Part Retrospective
Applicant:	Ms Shabnam Sardar
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?	Y

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

Location

The application relates to no.36 Claymere Avenue, a detached property located in the Norden ward of Rochdale. The property benefits from a large rear yard, a side garage and a driveway to the front of the dwelling. The site borders a band of protected existing recreational open space situated above Clay Lane Reservoir. The site is situated next to an electric distribution site to the west and the overall street scene features predominantly detached dwellings with a mixed design of rear and side extensions.

Description of Proposal

The application is seeking planning permission for a single-storey rear extension. The application is part-retrospective and has previously obtained prior approval however was not built in accordance with approved plans therefore planning permission is now required. The rear extension projects 5.2m (including 1.6m eaves overhang) from the host dwelling and would feature a height of 3.1m. The extension would feature a flat roof design with a slight slope. It would span the whole width of the host dwelling and would form an additional kitchen and living space.

Relevant History

22/00304/HH42 Prior approval for a larger home extension measuring 5m from the rear of the original dwelling (with a maximum height of 3.5m and height to eaves 2.5m) – Prior Approval Not Required 01.04.22

Township/Member comments

N/A

Consultee responses

N/A

Representations

5 letters of notification were sent to surrounding neighbours. 1 letter of representation was received.

1 comment received 22/11/22 in objection to the planning application.

- Concern over time scale of building works beginning before seeking and obtaining planning permission
Officer Response: Application is noted to be part-retrospective.

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 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”.
- ☐ It is important to note that the flat roof design and the 1.6m overhang would not constitute “good design” however would not pose such an impact that it would cause unacceptable harm given the property is detached therefore acquiring more space around the property. As the extension is proposed to the rear it would be out of sight from public viewpoints therefore, on balance, is considered to be acceptable.
- ☐ The material palette of the extension would be constructed to match that of the original build however the flat roof would feature a GRP roofing system

whereas the host dwellings existing roof would feature concrete interlocking tiles to a pitched roof.

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, on balance, acceptable.

Amenity: DM1 and SPD

- ② Policy DM1 of the SPD states development proposals “are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;” and “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ② The SPD states maximum standards for detached properties can be “a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)”. The distances referred to above will be taken from the rear of any extension if one exists close to the common boundary.
- ② It is noted the rear extension would extend 5.2m from the rear elevation however, it is also noted that both neighbouring properties (no.34 and no.38 Claymere Avenue) currently host rear extensions therefore the host dwelling is eligible to extend 4m beyond the neighbouring extensions.
- ② The proposed plans show the installation of fenestration to the north elevation which would sit directly adjacent to the neighbouring extension however, as the south elevation on the neighbouring extension is closed off by red brick as well as a fence along the common boundary, the additional window and door would not pose any privacy or overlooking concerns to no.34 Claymere Avenue.
- ② A boundary fence between no.36 and no.38 would also reduce the impact of any privacy or overlooking concerns as a result of development. It is also noted there are no side windows to the south elevation proposed to the extension as well as the side and rear extension of no.38.
- ② The installation of two roof lights and bi-folding doors will allow light into the existing ground floor kitchen to which internal works will be carried out where there are currently no windows. The room will therefore benefit from adequate light and outlook.
- ② The extension will result in a relatively small area of private amenity space to the rear of the property. However this is considered sufficient to serve the needs of the occupiers of the dwelling.

Summary

In view of the above assessment, 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

- ② The proposed development would not impact the existing provision of off road parking available at the property given the property hosts a generous driveway, side garage and the extension is proposed to the rear of the property. 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. This permission relates to the following plans:

- S471-01 Rev.B PROPOSED ELEVATIONS, SITE PLANS & LAYOUT PLAN

And the development must be carried out in accordance with the 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

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	06.01.2023	Signed: CP
Authorisation	06.01.2023	Signed: AT

Report Author Chelsea Petrillo