

Application Number:	23/00347/HOUS
Location:	3 Palatine Avenue, Rochdale, OL11 5YP
Proposal:	Single storey rear extension and application of render to rear and side elevations - part retrospective
Applicant:	B HORRIDGE
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

This application refers to no.3 Palatine Avenue, a terraced house with a two storey outrigger to the rear located in Norden. The subject property faces southeast on to the highway, adjoining no.1 Palatine Avenue to the northeast and no.5 to the southwest. There are no properties or dwellings opposite the front of the subject property. There is an unnamed service road to the rear. The property benefits from a front garden and a small rear yard.

Description of Proposal

Permission is sought for a single storey rear extension with a depth of 4m that would span the width of the two storey outrigger and adjoin the single storey extension to the rear of no.1 Palatine Avenue. It would sit astride the rear boundary and have a mono-pitch roof with a maximum height of 3.5m.

Fenestration for the development is proposed as two windows to the side elevation to serve the office and WC.

The extension would be constructed in brickwork and the submitted plans indicate the application of render to the existing side and rear elevations.

Relevant History

N/A

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

Following concerns raised by the Officer in respect of effect of the proposed development on the amenity of no.5 Palatine Avenue and the loss of rear amenity space for the application property, amended plans were submitted to remove the single storey rear/side infill extension.

Assessment

Design: DM1 and P3

The proposed extension would be sited to the rear of the existing outrigger and it is designed to match that seen on the adjacent property (no.1) and also similar in form to other extensions seen to the rear of Palatine Avenue. Given the layout of the properties, with existing relatively large outriggers on relatively small rear yards, it is recognised that the extension would result in a large proportion of the rear curtilage

area being lost to development. It is also noted that given the existing outrigger, the extension would result in a significant projection from part of the existing rear elevation, with the development extending right up to the properties rear boundary.

It is accepted that in many instances, extensions that have such a relationship with the rear boundary would not be acceptable due to the prominence the extension is could create. However, in this instance, the rear extensions of the properties are already significantly altered, through a variety of different style and scale of extensions. As such, taking into account the particulars of this site, its layout and visual relationship with adjacent properties it is considered, on balance, that the property can accommodate a single storey extension to the rear of the existing outrigger. As such, it is considered that the scale, design and roof pitch of the extension would be acceptable against the character of the host dwelling and be an appropriate addition to the rear of Palantine Avenue.

The use of red brick is an important characteristic of the terrace when viewed from the front. However, to the rear, it is noted that there is a mixed materiality, with both original brickwork and render. Therefore, the use of tiles for the mono-pitched roof, brick for the walls of the extension and render to the existing side and rear elevations is acceptable in principle, subject to an appropriate type, texture and choice of colour. Given the limited detail provided, a condition is attached to ensure a full material specification is provided prior to above ground construction works. This condition is used to promote a satisfactory standard of design.

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 proposed rear extension would project approximately 4m from the existing two storey outrigger and adjoin the single storey rear extension to no.1 Palatine Avenue. Given that it adjoins the extension to no.1 and does not project beyond the rear wall of the neighbouring extension, it is considered that the extension would not have an undue impact on the residential amenity enjoyed by the occupiers of no.1.

To ensure that a single storey extension does not adversely impact upon the amenity of neighbouring occupiers, the SPD provides standards which should be adhered to. Paragraph 5.6 states that, for attached properties, single storey rear extensions should not project beyond a point 3m along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings. Paragraph 5.7 explains that if the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The window within the rear elevation of no.5 Palatine Avenue, which is closest to the shared boundary, is substantially overshadowed by the two existing outriggers to the rear of the host dwelling and no.5 (which measure approximately 4.8m from said rear window). Given the existing conditions, it is not considered that the proposed extension, which is set approx. 2.3m from the common boundary, will substantially overshadow this window, despite not according with the above guidance.

In relation to the ground floor window within the rear elevation of the existing outrigger to no.5, the proposed extension accords with the guidance contained within paragraphs 5.6 and 5.7 of the SPD. Therefore, it is considered that the proposed development would not significantly overshadow or have an overbearing impact when viewed from this window.

The existing ground floor window within the side elevation of the outrigger to no.5 is somewhat overshadowed by the existing two storey outrigger to the host property. It is not considered that the proposed extension, which is single storey, will unduly further inhibit the outlook from or significantly overshadow this window.

The proposed windows to the side elevation facing no.5 would measure approximately 2.3m to the shared boundary with no.5, however they would not directly face any windows on the neighbouring property and are not considered to result in undue harm beyond that which already exists as a result of the existing side-facing windows. Therefore, the proposed fenestration is not considered to result in any undue loss of privacy towards the neighbouring occupiers.

It is considered that all habitable rooms will retain a sufficient amount of natural light and outlook.

A large proportion of the rear amenity space of the host dwelling will be lost as a result of this development. Upon visiting the site, it was clear to the Case Officer that the front of the host property is being used as amenity space; this was evidenced by the presence outdoor furniture positioned in the front garden. When the extent of the amenity space to the front of the property is taken into consideration, it is considered that ample amenity space will remain if the proposed extension is erected.

In light of the above, it is considered that the proposed extension would not have an unacceptable amenity impact upon the occupants of the host dwelling or neighbouring properties. It is therefore considered that the proposed development accords with the amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

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
- Existing Floor Plans, Elevations and Site Plan. Drg no. SLW/BH/01
- Proposed Floor Plans, Elevations and Site Plan. Drg no. SLW/BH/02rev1

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 specification of 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	27/06/2023	Signed: BM
Authorisation	27/06/2023	Signed: RC

Report Author Bob Melling