

APPLICATION NUMBER: 24/00485/HOUS

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Location:	103 Croxton Avenue Rochdale OL16 2YE
Proposal:	Two storey side and single storey rear extension
Applicant:	Muktar Ali
Case Officer:	Hamish Rigg
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

Location

The application relates to 103 Croxton Avenue, a semi-detached two-storey property on a residential estate between Rochdale town centre and Belfield. Croxton Avenue forms part of a housing estates comprising houses a similar design and material palette. The estate is adjacent to Roch Wood Natural Park and an industrial estate.

No. 103 faces west, overlooking its driveway and the public highway. It is adjoined by no. 101 to the north and lies adjacent to no. 105 to the south. The rear boundary of the curtilage faces east and borders 12 Thornbush Way.

Description of Proposal

Permission is sought for a two-storey side extension and a part single-storey, part two-storey rear extension. The proposed works include additional fenestration to the front and rear, and would be constructed from red brick, concrete tiles, and UPVC fenestration, to match the host dwelling.

The side extension would be set back from the front elevation of the host dwelling by 1m, with a width of 2.2m. It would include a pitched roof with an eaves height of 4.75m and a maximum height of 6.6m, as well as a first-floor and ground-floor window at the front.

The two-storey rear extension would be adjacent to the border with no. 105, integrating with the proposed side extension. It would include a hipped roof and a first-floor and ground-floor window. It would project 2.9m from the rear elevation of the host, with a width of 3.3m. The eaves height would measure 4.75m and the maximum height 5.9m.

The single-storey rear extension would be adjacent to the boundary with no. 101. It would include a lean-to roof, a double window and a door. It too would project 2.9m, and measure 3.7m in width, 2.2m in eaves height, and 3.3m in maximum height.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 24/05/2024; no objections were raised.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

The front elevation of the side extension was set back from the front elevation of the host dwelling by 1m in the interest of the visual amenity of the development.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In light of the above, the main consideration is whether the proposed development would appear subservient and respond well to the character of the area. The combined extensions would considerably increase the massing and scale of the house and erode some of the space around it. Notwithstanding, the majority of the work is to the rear where it wouldn't be seen from public vantage points and would not impact on the street scene. In addition, where the development would be visible, to the side, it has been setback from the front of the property in order to appear subservient. As such, whilst significantly increasing the footprint of the building, the proposed works would generally appear subservient from the street.

Furthermore, by setting the side extension back by 1m, there is very little risk of a terracing effect and it is compliant with paragraph 5.12 of the SPD.

In terms of its design, the proposed extensions include appropriate roof forms, suitably arranged and proportioned fenestration, and matching materials. As such, the design would integrate well with the host dwelling and include no incongruous features, and would therefore respond well to the character of the area.

Overall, 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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The main consideration is the impact of the development towards the adjoining property, no. 103, and whether the rear extensions meet the requirements of the SPD.

The single-storey element projects 2.9m, and therefore meets the requirements of paragraph 5.6 which sets a maximum standard of 3m for single-storey rear extensions to adjoining properties.

Paragraph 5.9 of the SPD states that two-storey extensions are generally considered acceptable provided they don't project beyond a 30 degree line drawn from a point 2.4m along the common boundary with adjoining or adjacent neighbours. As the two-storey extension is set away from the boundary with no. 20, and because the rear elevation of no. 105 is set further back from no. 103, the proposed 2.9m projection can be accommodated, as per paragraph 5.9.

By virtue of their compliance with the SPD, the rear extensions are not considered to adversely impact on the amenity of neighbouring residents through overshadowing, overbearing impact, or reduced outlook.

In addition, the proposed development meets the minimum separation distances under paragraph 4.1 of the SPD.

Overall, 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

The property would retain the maximum standard of two off-street parking spaces, thus making the proposed parking arrangements 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. This permission relates to the following plans:

- Proposed elevations: 2148/3
- Proposed floor plans and site plan: 2148/2
- Location plan

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	15/07/2024	Signed: Hamish Rigg
Authorisation	17/07/2024	Signed: Ryan Killeen

Report Author Hamish Rigg