APPLICATION NUMBER: 19/00492/FUL

Application Number:	19/00492/FUL
Location:	151 Yorkshire Street Rochdale OL12 0DR
Proposal:	Erection of first and second floor extension to rear to provide further living accomidation and formation of two new window openings on existing rear elevation
Applicant:	Mr Abdul Hamid
Case Officer:	Neil Harkin
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application site relates to a three storey mid terraced property located on Yorkshire Street within the Local Centre. The property is used for retail at ground floor with residential accommodation provided at first and second floors. The retail unit at ground level has a flat roofed parapet style single storey extension to the rear. Neighbouring properties within the terrace block are similar in terms of retail uses at ground floor with residential accommodation above. To the rear of the site is a large timber yard with associated office/industrial buildings.

The property is finished in pebbledash render to the front and rear with slate used for the roof. Parking is provided on-street with a small yard area provided to the rear.

Description of Proposal

The application proposes the construction of a first and second storey rear extension to provide additional living accommodation. The application also proposes the formation of two new window openings to the existing rear elevation and alterations to the existing rear flat roof rear extension including lowering the parapet wall and re-rendering of rear elevation.

Relevant History

17/01453/FUL – Erection of a first and second floor extension to rear providing further living accommodation – Refused – February 2018 – for the following reasons:

1. The proposed extension, due to its scale, mass and proximity to the common boundary, would have an unacceptable impact on the amenity of the occupiers of No.155 Yorkshire Street, due to a significant loss of light and outlook from the habitable rear elevation windows at first and second floor levels. As such, the proposal fails to comply with the guidance contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2. The proposed extension, by reason of its proximity to the proposed second floor bedroom window in the rear elevation would have an overbearing impact, thus resulting in a loss of light and outlook to the detriment of the amenity of the occupiers of the host dwelling. The proposal is therefore contrary to Policy DM1 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of the National Planning Policy Framework.

Consultee responses

Not applicable.

Representations

Letters of notification were sent out to all surrounding dwellings and no representations have been received

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

None Applicable

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Council's Core Strategy (2016) require all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. The SPD states that extensions and alterations to existing properties should be carefully designed to be in keeping with the host property and should generally remain subservient to it.

The proposed two storey extension would have a pitched roofed design which would match the roof design of the host property. The materials proposed for the extension would match those used on the existing building. The extension would be set down from the ridge of the original dwelling and appear as a subordinate addition. There are a number of properties in the vicinity which have been extended significantly including extensions up to the rear boundaries. However the proposed extension would be of acceptable scale and would not dominate the rear elevation of this dwelling or of neighbouring properties.

The application also proposes the installation of two additional windows to the rear at first and second floor level and also alterations to the existing single storey rear extension, including lowering sections of the parapet wall and re-rendering the rear elevation. These works are not considered to unacceptably alter the appearance of the building and are therefore considered acceptable.

Therefore, given the details, the proposed extension by virtue of its positioning to the back of the property, its design and proposed materials would be acceptable and would not have detrimental impact on the character and appearance of the host dwelling and surrounding area, as such the proposal would be in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework in relation to its design.

Amenity: DM1 and SPD

Policy DM1 of the Council's Core Strategy requires all development proposals, including extensions and alterations to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development'.

The SPD states that two storey rear extensions should not exceed 2.4 metres on attached properties. Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two storey rear extensions that project beyond a 30 degree line drawn from a point 2.4 metres along the common boundary from the rear elevation of the adjoining or adjacent dwellings.

Both the neighbouring dwellings numbers 149 and 155 Yorkshire Street have single storey extensions to the rear, as such the extension would have no undue impact a ground floor level.

No. 149 has a large window at first floor level and a row of 4 sash windows at second floor level which serve habitable rooms. However, given that the rear elevation of this property is set 0.6m further rearwards than the application property and taking into consideration the set-in design of the extension, the proposal would not exceed the 30 degree angle taken from a point 2.4m along the common boundary, therefore the proposed extension would not have a detrimental impact upon the amenity of the occupiers of this neighbouring property and would be in accordance with the SPD.

Due to its projection, design and position away from the shared boundary with 155 Yorkshire Street, the proposed extension would not exceed the projection limits of the SPD in relation to the habitable room windows of 155 Yorkshire Street. As such it is not considered that the proposed extension would have an undue overbearing impact upon the rear of 155 Yorkshire Street.

Furthermore, the chamfered design of the proposed extension would prevent a significant loss of outlook and light to the proposed second floor bedroom window on the rear elevation and therefore a suitable standard of living could be achieved from this window.

As such, it is considered that the proposed extension would be in accordance with Policy DM1 of the Rochdale Core Strategy the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of the National Planning Policy Framework.

Recommendation: Grant Subject to 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 and Proposed Site Plans – 17.1621.6A
   - Existing Details – 17.1621.1B
   - Existing Elevations – 17.1621.2B
   - Proposed Floor Plans – 17.1621.SC2.1
   - Proposed Elevations – 17.1621.SC2.2

   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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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 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	13.06.2019	Signed: NH
Authorisation	25.06.2019	Signed: AT

Report Author Neil Harkin