

Application Number:	24/00625/HOUS
Location:	5 Crompton Avenue Rochdale OL16 4PB
Proposal:	Two-storey side, single-storey rear extension following demolition of existing single-storey rear extension
Applicant:	Mr Mohammed Shahid
Case Officer:	Rosalind Gralton
DETERMINATION DATE 28.08.2024	EXT OF TIME
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)?	NA

Location

The site is located at 5 Crompton Avenue and is a semi-detached two storey dwellinghouse on the corner of Crompton Avenue and Cleveleys Avenue. The property benefits from a landscaped front garden and an existing single storey rear extension and outbuilding within the rear garden area.

Despite the dwarf wall and hedge when viewing the property from the streetscene, the property's residential amenity space is well visible from the corner. Off street parking is available via Cleveleys Avenue. The property is located slightly higher on ground level than the footway when viewing the property as a pedestrian.

Description of Proposal

Permission is sought for a two storey side and single storey rear extension. The side extension would have a hipped roof to match the dwelling and would be set back at the front elevation. The proposals also include a pitched roof single storey rear extension following part demolition of the existing single storey rear extension.

The two and single-storey extensions would be constructed in brickwork to match existing and with windows to match the existing dwelling.

Relevant History

None

Township/Member comments

Not applicable

Consultee responses

Not applicable.

Representations

The application was advertised by way of neighbour notification. No other responses have been received.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Greater Manchester Joint Development Plan (PfE)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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 and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓

Impact on trees	✓
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- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The host dwelling is a semi-detached two storey dwellinghouse on the corner of Crompton Avenue and Cleveleys Avenue. The surrounding area is characterised by a mix of semi-detached properties of varying ages. It is clear the host dwelling is more in keeping with the properties of Cleveleys Avenue than the period properties located on the southern side of Crompton Avenue.
- ☐ Following submission of amended plans, the proposed two storey side extension would not protrude past the building line on Cleveleys Avenue, and significant distance would be retained to the highway at the junction with Crompton Avenue. The proposed extension would appear subservient to the main dwellinghouse. While the proposal would be visible from most viewpoints due to the prominent location of the plot, the extension would not result in a detrimental impact to the overall visual amenity of the streetscene.
- ☐ 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

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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:

- ☐ Amended Proposed Elevations – A2165/3
- ☐ Amended Proposed Floor plans – A2165/2
- ☐ Location Plan

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 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	27/08/2024	Signed: RGR
Authorisation	27/08/24	Signed: LA

Report Author Rosalind Galton