APPLICATION NUMBER: 19/00409/HOUS

Application Number:	19/00409/HOUS
Location:	11 Bronte Close Rochdale OL12 7PY
Proposal:	Single storey side and rear extension following demolition of existing conservatory
Applicant:	Mr & Mrs Pollit
Case Officer:	Osian Perks
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

This application relates to a detached, domestic property built in buff brick with pantiles to roof and UPVC windows throughout. A double garage adjoins the East side elevation and a conservatory adjoins the rear.

Description of Proposal

Planning permission is sought for the demolition of the existing conservatory and the erection of a single storey, wrap-around side and rear extension. It would extend 3.7m beyond the rear elevation of the application property and would be built with a dual pitched roof in materials matching the host dwelling.

Relevant History

n/a

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

None 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

The proposed extension would be built with a dual pitched roof in materials matching those of the existing property. It would be considerably smaller in foot print and height than the application property. It is considered that by virtue of its design, proposed materials and size, the extension would appear in keeping with the character of and subservient to the application property and would not appear as a discordant addition to the street scene.

In light of the above, it is considered that by virtue of its size, siting and design, the proposed extension would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

The side extension element of the proposed development would extend 3.5m beyond the rear elevation of the rear extension to No.10 Keats Avenue. The proposal would be positioned approximately 4m away from said extension. At such a distance,

it is not considered that the proposed extension would have an oppressive impact upon the occupants of this property. As the proposed extension would adjoin the two storey side elevation of the application property which is considerably larger than the proposal, it is not considered that the extension would result in any significant loss of light to the occupants of No.10 Keats Avenue.

The proposed extension would be positioned a significant distance away from the boundary shared with No.9 Bronte Close. Due to its size and the significant distance of separation, it is not considered that the proposal would have an overbearing impact, or result in a significant loss of light to the occupants of this property.

Directly to the rear of the application property is the obscurely glazed, ground floor, side elevation window of No.8 Keats Avenue. This window is positioned approximately 9.4m away from the proposed extension. Given that it already has a poor outlook by virtue of the obscure glazing and that the extension is positioned approximately 9.4m from this boundary, it is considered that the extension would not result in a significant loss of light or have an oppressive impact upon the occupants of this neighbouring property.

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:

   - Existing Plans and Elevations (Drawing SLW/BC/01)
   - Proposed Plans and Elevations (Drawing SLW/BC/02)
   - Proposed Site Plan
   - Existing Site Plan
   - Location Plan

   and the development shall be carried out in complete accordance with the approved drawings.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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	04/06/2019	Signed: OP
Authorisation	04/06/2019	Signed: AT

Report Author Osian Perks