APPLICATION NUMBER: 20/01104/HOUS

Application Number:	20/01104/HOUS
Location:	43 Passmonds Crescent Rochdale OL11 5AW
Proposal:	Proposed out building to the side elevation - Re-submission of 20/00670/HOUS
Applicant:	Mrs Jasmine Mohammad
Case Officer:	Richard Whittaker
Recommendation:	**Refuse**

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

The application relates to 43 Passmonds Crescent Rochdale OL11 5AW, a two-storey dwellinghouse which contributes to an unorthodox four-piece terrace fronting a fork in the road. The collection of dwellings are finished with a combination of red brick and light render. The locality is situated within a residential area to the north of Denehurst Park.

The application site itself is the eastern end terrace of the collection of the four dwellings and is highly visible to the front and the side from the highway. The site features vehicular highway access to the side with the building featuring a single storey outrigger to the side forming a pitched roof red brick garage.

Description of Proposal

The application seeks permission for the erection of an outbuilding to the side of the property in the north east corner of the site.

The out building would service the dwelling as a store and would be finished a red brick cladding to match the existing dwelling. The structure would exhibit a width of 3.5 metres and a depth of 4.8 metres. A lean-to roof would be incorporate into the design reaching a maximum height of 2.8 metres with the lowest point of the roof reaching a height of 2.6 metres.

Relevant History

20/00670/HOUS – Proposed outbuilding to side facing elevation – 05.08.2020
Refused for the following reasons:

- The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

- The proposed outbuilding would break the building line as well as constitute an obtrusive and unduly prominent addition to the street scene and as such would fail to accord with the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13/00317/HOUS – Conversion of garage to kitchen and erection single storey rear extension to replace existing conservatory – Conditional Approval 14.05.2013

Township/Member comments

Not applicable.

Consultee responses

None applicable

Representations

Letters of notification have been sent to neighbouring properties. No letters of representation 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:

G4	Protecting Green Belt land
G7	Increasing the value of biodiversity and geodiversity
P2	Protecting and enhancing character, landscape and heritage
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, P3, SPD

The application proposes a development that (with exception to the roof style exhibiting a lean-to roof rather than a pitched roof) is almost identical to the proposal refused under application 20/00670/HOUS.

Policy DM1 indicates that all new developments should be of high quality design. Policy P3 of the Rochdale Core Strategy seeks to ensure that all new development is of a high standard of design and '*enhances the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height...'.* The policy also seeks to *'Ensure that buildings contribute positively to the townscape, and are well proportioned.'*

The property is a corner plot, in a neat and orderly estate. The proposed outbuilding would be positioned to the side and forward of the existing side extension. As such, section 5.14 and 5.15 of the SPD, under 'side extensions to dwellings on a corner plot' is relevant to this case. The sections state:
5.14: "*Extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway. Therefore, planning permission will not normally be granted for a single or two-storey extension to a dwelling on a corner plot unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension."*

5.15: "*Factors that will be taken into account when determining what constitutes 'sufficient space' include the presence of a strong building line and any overriding need to protect it, the proximity of neighbouring buildings, and the space surrounding other buildings in the immediate vicinity of the site and the contribution this space makes to the overall character of the street scene."*

The full length of the proposed outbuilding would project forward of the building line of Passmonds Crescent. It is noted that there is an existing side extension, however this does not project beyond the building line. The proposed outbuilding would break the well-defined building line and would appear as an obtrusive and unduly prominent addition to the street scene, which would fail to accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

It is therefore determined that the design of the proposal does not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1, SPD

The application proposes a development that (with exception to the roof style exhibiting a lean-to roof rather than a pitched roof) is almost identical to the proposal refused under application 20/00670/HOUS.

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

Paragraph 5.7 goes on to state:

'The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. 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. This is illustrated in figures 5 and 6'.

The proposed outbuilding would project 2.6 beyond the guidelines noted above. However, the impact of this extension would fall mostly on the front door of no.32 Passmonds Crescent and would therefore not be considered to unduly impact the amount of light and outlook from the front, ground floor habitable room of this neighbour.

All other space standards are sufficiently maintained. And a sufficient portion of garden space is retained for sitting out and drying clothes.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

As with application 20/00670/HOUS the outbuilding would not take up land that forms part of the driveway, therefore sufficient off road parking is retained.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Refuse

1. The proposed outbuilding would break the building line as well as constitute an obtrusive and unduly prominent addition to the street scene and as such would fail to accord with the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Informative

For the avoidance of doubt, this decision relates to the following plans:

- Location plan
- Existing and proposed site plan, floor plan and proposed elevation – dwg.no:- A1596/1

	Date	**Officer**
Report Completed	19/10/2020	Signed: RW
Authorisation	22/10/2020	Signed: KN

Report Author Richard Whittaker