

Application Number:	23/00851/HOUS
Location:	44 Bellshill Crescent, Rochdale, OL16 2TT
Proposal:	First floor rear extension and insertion of a new window to the first floor side elevation
Applicant:	Mr Khizar Rehmad
Case Officer:	Sam Yuen
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 no. 44 Bellshill Crescent, a two-storey end terrace dwelling located in a mid-20th century residential estate in Belfield. The dwelling is adjoined by no. 46 Bellshill Crescent to the south-east, adjacent to no. 42 Bellshill Crescent to the north-west, and faces the highway to the north-east. The rear boundary of the curtilage backs onto an unadopted access road serving properties along Bellshill Crescent, Belton Avenue and Blackstone Avenue.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 2.6m from the rear elevation of the host dwelling, above the existing single-storey rear extension. It is characterised by a gable-fronted roof form and is set down from the ridge line by 0.62m with matching height to eaves.

The submitted plans also indicate the addition of one window to the first-floor side elevation of the dwelling to serve the existing rear bedroom.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

22/00991/HH42 - Prior approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m and height to eaves 2.9m) – Prior Approval Not Required

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed development would not appear to have any direct highways impact, therefore Highways raise no objection to this application and request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

National Planning Policy Framework (NPPF)
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

N/A

Assessment

Design: DM1 and P3

- Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, 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.”* 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 proposed first-floor rear extension is set down below the ridge line of the host dwelling and would be subservient in this regard.
- The use of a gable-fronted roof for the proposed first-floor rear extension would also comprise a satisfactory roof form to the host dwelling, notwithstanding the large flat roof form of the existing 6m single-storey rear extension below.
- Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- 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

- Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*

(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.”

- Section 5.9 of the SPD states first-floor rear extensions projecting “*beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)*” would not normally be granted planning permission.
- The proposed first-floor rear extension is sited 37.3m from the rear first-floor habitable rooms of rear-facing nos. 15 and 17 Belton Avenue and 23.2m from its rear curtilage boundary. It also does not project beyond 30 degree lines drawn from the points 2.4m along the common boundaries from the rear elevation of nos. 42 and 46. As such, the proposal is not considered to result in adverse harm to the amenity of neighbouring occupiers.
- However, by virtue of the alteration of the existing rear bedroom window to the side elevation, the proposed works would result in a 2.72m separation distance from the directly-facing side elevation wall of adjacent no. 42, severely restricting its outlook and access to natural light.
- Furthermore, the individual internal floor areas of the rear and side-facing bedrooms would fall below the minimum space standard set out in the “*Technical housing standards – nationally described space standard*” and would therefore fail to provide a satisfactory standard of residential amenity for its occupants.
- On this basis, the proposal would unduly impact on the amenity of the occupants of the host dwelling and would fail to accord with Policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “*provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.*”
- The proposal would increase the number of bedrooms from two to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained under the proposed plans. The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

Recommendation: Refuse

1. The proposals would result in undue amenity harm to the occupants of the host dwelling by means of an inadequate provision of natural light and outlook to the first-floor north-west facing side bedroom and insufficient internal floor areas for the rear and side-facing bedrooms. As such, the proposed development does not comprise a satisfactory standard of residential amenity and would fail to accord with Policy DM1 of the adopted Rochdale Core

Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan – received 04/08/2023
- Existing Site Plan – received 04/08/2023
- Proposed Site Plan – received 04/08/2023
- Existing Floor Plans and Elevations – Drawing No. 1 dated 05/2023
- Proposed Floor Plans and Elevations – Drawing No. 2 dated 05/2023

	Date	Officer
Report Completed	18/10/2023	Signed: SY
Authorisation	19/10/2023	Signed: RK