APPLICATION NUMBER: 22/00646/HOUS

Application Number:	**22/00646/HOUS**
Location:	17 Spencer Lane, Rochdale, OL11 5PE
Proposal:	Single storey rear extension & single storey side extension including alterations to fenestration on east and south elevations
Applicant:	Mr & Mrs Matterson
Case Officer:	Nicole Helliwell
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/A**

Location

The application relates to no.17 Spencer Lane, a detached bungalow located in a residential area in Bamford. The dwelling faces north-east onto the highway, adjacent to no.15 Spencer Lane to the east and no.19 Spencer Lane to the west. The rear boundary of curtilage borders the rear gardens of no.7 and no.9 Highlands Road. The property benefits from off road parking sited to the front of the dwelling, an attached garage and a sufficiently sized rear garden.

Description of Proposal

The application seeks planning permission for a single storey rear extension and a single storey side extension including alterations to fenestration on the east and south elevations. The proposed single storey rear extension would project approx. 4.08m from the rear elevation of the original build. It would feature a maximum height of approx. 3.15m and a height to eaves of approx. 3.05m. The proposed single storey side extension would project approx. 2.1m from the existing side elevation. It would have a maximum height of approx. 3.05m and a height to eaves of approx. 3.05m.

Relevant History

Not Applicable.

Township/Member comments
Not Applicable.

Consultee responses
Not Applicable.

Representations
Letters of notification were sent to the neighbouring properties, no representations were received in relation to the proposed development.

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
None Applicable.

Assessment
Design: DM1 and P3

- Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application relates to a single storey rear extension and a single storey side extension including alterations to fenestration on the east and south elevations. The proposed development would be constructed in a material palette to match the original build and wider street scene. It is noted that both the single storey enlargements would incorporate a flat roof. Although flat roofs should generally be avoided, it is noted that the extensions would have

limited visibility from public vantage points and therefore on balance the design is considered acceptable. The proposed development would also appear proportionate to the original build and would not feature a scale or massing which is overbearing or out of character with the surrounding area.

Summary

- In view of the above assessment, 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

Overbearing and Overshadowing Impact and Privacy

- DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

- Paragraph 5.6 of the SPD states *"for detached properties a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling (s)."* The proposed single storey rear extension would project approx. 3.57m from the rear elevation of no.19 Spencer Lane and would accord with the SPD guidance. The plans also confirm that the proposed enlargement would not surpass the rear elevation of the original build and would not result in any undue harm to the adjacent dwelling at no.15 Spencer Lane.

- The single storey side and rear extensions would contain new fenestration on the rear elevation which would look towards no.7 and no.9 Highlands Road. However, the plans confirm that the separation distances between the properties to the rear is significant, such that the neighbouring occupants would not be harmed.

- It is noted that that the single storey side extension would contain an opening and window on the side elevation which would face towards the rear garden at no.15 Spencer Lane. However, given that the window would serve a W.C. and would be a non-habitable room, it is considered that there would be no overlooking or loss of privacy to the neighbouring occupants.

- The application also seeks to alter the existing fenestration on the east and south elevations. The plans confirm that the sill of the window on the south elevation would be raised and replaced with a smaller window. Furthermore, it is noted that the sill of the window on the east elevation would be lowered. Given that the fenestration would only be moved slightly from their original position, it is considered that there would be no additional harm to the neighbouring properties over the existing.

Occupier Amenity

- The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

Summary

- In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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. The permission relates to the following plans:
   - Existing Floor Plans and Elevations. Drg no. 5624 (PL) 01
   - Proposed Floor Plan and Elevations. Drg no. 5624 (PL) 02
   - Existing Block Plan. Drg no. 5624 (PL) 04
   - Existing and Proposed Front Elevation. Drg no. 5624 (PL) 05
   - Location Plan and Proposed Block Plan. Drg no. 5624 (PL) 03 Rev. A

   And the development shall be carried out in 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 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	16/06/2022	Signed: NH

Authorisation	18/07/2022	Signed: RK

Report Author Nicole Helliwell