

Application Number:	22/01185/HOUS
Location:	3 Reservoir Street Rochdale OL16 2XH
Proposal:	Proposed single storey rear extension
Applicant:	Mr Mazam Khan
Case Officer:	Sam Yuen
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. 3 Reservoir Street, a two-storey semi-detached dwelling adjacent to no. 5 Reservoir Street to the east and adjoined by no.1 Reservoir Street to the west. The property faces the highway to the south, which is on an upward incline towards the north-east. Consequently, the property is sited at a lower level than the adjacent no. 5. A public driveway borders the rear of the curtilage and is accessible via steps from the rear of the property.

Description of Proposal

Planning permission is sought for a single storey extension to the rear of the dwelling which projects approx. 3.02m from the rear elevation of the host dwelling, and approx. 0.35m along the common boundary of the adjoining no.1 to accommodate an addition of a lounge. The proposed extension has a ridge height of approx. 3.68m and an eaves height of approx. 2.39m. It is characterised by a lean-to roof which extends from the first-floor rear elevation of the host dwelling.

Along the common boundary of the adjacent no. 5, the extension projects approx. 4.1m from the rear elevation of the host dwelling, constituting an additional 1.08m to incorporate a WC. It has a hipped roof which projects from the lean-to roof, with a ridge height of approx. 3.09m and an eaves height of approx. 2.40m.

The proposals would be constructed from brick and blockwork with pebbledash surfacing to match the host dwelling. Roof tiles are proposed for the extension roof in contrast with the slate roof of the host dwelling. UPVC is proposed for the fenestration on the rear extension.

Relevant History

15/00108/HOUS - Proposed two storey rear extension – Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

N/A

Assessment

Design: DM1 and P3

- ② Policy DM1 and P3 of the adopted Rochdale Core Strategy requires 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”*.
- ② The application proposes pebbledash surfacing on the external walls of the extension. This is consistent with the pebbledash surfacing of the host dwelling, thereby in keeping with the materials of the property.
- ② The use of roof tiles for the proposed extension would not be in keeping with the slate roof of the host dwelling. However, it is worth noting roof tiles are prevalent in surrounding dwellings of similar style and age, especially ones facing the proposed rear extension. Moreover, the proposed extension would not be visible from the highway, thus it is considered the use of materials would not have a negative impact on the street scene and therefore be acceptable.
- ② The proposed extension is of a single storey form which would appear subservient to the host dwelling. The use of a simple lean-to roof would also be in keeping and raises no concern.
- ② The proposed lounge window aligns with the first-floor rear window with its positioning and size. The window of the WC is also appropriately positioned within the extension. The proposed fenestration is therefore considered to be in keeping with the host dwelling.
- ② The use of UPVC for the fenestration matches the fenestration of the host dwelling, therefore it is considered to be in keeping with the materials.
- ② 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

- ② 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”*.
- ② Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers”*.
- ② Furthermore, Section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - o *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - o *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*

- ☐ The proposal projects approx. 3.02m from the rear elevation of the host dwelling. However, taken from the rear elevation of the extension of the adjoining no.1, the proposal only projects approx. 0.35m further along the common boundary of no.1. This accords with the maximum standard for attached properties.
- ☐ In assessing the relationship with no.5, given the oblique angle, the higher siting of no.5, and the presence of existing along the common boundary to no.5's side, it is considered the proposed extension is unlikely to be overbearing, or result in loss of light or privacy for no.5.
- ☐ The proposed rear windows and French doors replaces the existing ground-floor rear fenestration. It is considered that the fenestration would provide adequate natural light into the lounge and living room, according with Section 4.1 of the SPD.
- ☐ The proposed rear extension would retain sufficient garden space for its occupiers, therefore it is considered to be acceptable and in accordance with Section 5.4 of the SPD.
- ☐ 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

- ☐ 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"*.
- ☐ Existing parking spaces are located in a private parking area to the rear of the dwelling, accessible from the highway as well as the rear of the property. It is considered that the rear extension would not impact on the availability of car parking for the property.
- ☐ The proposal is therefore acceptable in accordance with policy DM1.

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:

- ☐ Location Plan
- ☐ Existing plans 1941/1
- ☐ Proposed plans 1941/2

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	07/10/2022	Signed: SY
Authorisation	08/11/2022	Signed: RK

Report Author Sam Yuen