

Application Number:	23/00365/HOUS
Location:	7 Mossland Close, Heywood, OL10 2PB
Proposal:	Two-storey rear extension following demolition of existing single storey rear extension
Applicant:	Sebastian Jacob
Case Officer:	Bob Melling
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application refers to no. 7 Mossland Close, a two storey, detached dwelling located on a residential estate in Heywood. The application property faces southeast on to the highway, is adjacent to no. 5 Mossland Close to the southwest and nos. 15a – 15c Newhouse Road to the northeast. To the rear, the property shares a boundary with no. 1 Salisbury Avenue. The application property benefits from an existing conservatory and two off-street parking spaces.

Description of Proposal

Permission is sought for a two storey rear extension that would have a depth of approximately 2m and a hipped roof with a maximum height of approximately 7m. It would infill the area between the existing rear elevation and two storey outrigger and project approximately 0.7m beyond the outrigger. The extension would not create any additional rooms and would instead provide additional floor space for the existing kitchen, bedroom and bathroom. The proposed development would be constructed in materials to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. Two letters were received from the same person. The first letter objected to the application on the grounds of a loss of light. However, the second letter withdrew this objection due to a misunderstanding regarding the siting of the proposed extension.

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

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the SPD states that extensions should be in-keeping with the host property and generally should be subservient to it.

The proposed two storey rear extension would be of an appropriate scale with a ridgeline set sufficiently lower than the main roof. This is considered to demonstrate subservience to the host dwelling.

Further to this, the proposed extension would be constructed in a materiality consistent with the host dwelling, with a condition applied to ensure the materials match to promote a satisfactory standard of design.

Whilst the proposed hipped roof would contrast with the overriding roof form and meet at an awkward junction with the dual-pitched, gable-style roof of the two storey outrigger, it is acknowledged that this aspect of the design is to the rear and well-screened from public view.

In light of the above, the scale and design of the proposal is considered 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 Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two storey extensions that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings. The proposed rear extension would comply with this guidance in respect of no. 5 Mossland Close. Therefore, it is not considered that the proposed development would result in an undue loss of light or outlook to the neighbouring dwellings.

The proposed fenestration to the rear would measure approximately 6.8m to the opposing boundary of curtilage. This is contrary to the Council's minimum space standards which require the retention of a 10.5m distance between a principal window at an upper floor level and a directly facing boundary of the curtilage.

Firstly, it is noted that the existing bedroom windows to the rear already fall short of the 10.5m standard. Secondly, the application property is positioned as such so that it does not directly face the rear elevations of the properties along Salisbury Avenue; which measure some 42m away. Finally, given the substantial length of the gardens to the rear, it is not considered that the proposed upper floor windows would result in any undue visual intrusion into the most intensively used garden areas. Therefore, when taking into consideration the existing relationship between the properties and the substantial separation distance between the rear elevations, it is not considered that the proposed development would result in an undue loss of privacy or light to the properties to the rear.

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.

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.

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 Floor Plans, Elevations and Site Plan. Drg no. 2001/1
 - Proposed Floor Plans and Site Plan. Drg no. 2001/2
 - Proposed Elevations. Drg no. 2001/3

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	23/05/2023	Signed: BM
Authorisation	19/06/2023	Signed: RC

Report Author Bob Melling