

**APPLICATION NUMBER: 23/01209/HOUS**

|                                         |                                                                                                                               |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>              | 23/01209/HOUS                                                                                                                 |
| <b>Location:</b>                        | 57 West View, Littleborough, Rochdale, OL15 0JD                                                                               |
| <b>Proposal:</b>                        | Single storey front/side extension with raised terrace and balustrade together with alterations to existing rear conservatory |
| <b>Applicant:</b>                       | Mark Nightingale                                                                                                              |
| <b>Case Officer:</b>                    | Sam Yuen                                                                                                                      |
| <b>DETERMINATION DATE</b><br>08.01.2024 | <b>EXT OF TIME</b><br><b>27.03.2024</b>                                                                                       |
| <b>RECOMMENDATION:</b>                  | <b>Grant subject to conditions</b>                                                                                            |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |          |
|-------------------|-----------------------------------------------------------------------------|----------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b> |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N</b> |

**Location**

The application relates to no. 57 West View, a two-storey end terrace dwelling located in Littleborough. The dwelling is adjacent to nos. 53-55 West View to the south, adjoined by no. 59 West View to the north-east, and faces the highway to the south-east. To the south-east lies an electricity substation which partially obscures the front elevation of the dwelling. The rear boundary of the curtilage backs onto the Rochdale Canal.

**Description of Proposal**

Planning permission is sought for a single-storey front and side wraparound extension which project 1.57m and 3.1m from the front and side elevation of the dwelling respectively. The extension is characterised by a hipped roof form and has a ridge height of 3.75m and a height to eaves of 2.9m.

The proposal also seeks to construct a replacement single-storey rear extension, in lieu of the existing rear conservatory. It is characterised by a lean-to roof form and has a ridge height of 3.96m and a height to eaves of 3.14m.

The extensions would be joined at the rear with a 0.57m-high raised terrace and accompanying balustrades.

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

### **Relevant History**

N/A

### **Township/Member comments**

N/A

### **Consultee responses**

#### **Canal and River Trust**

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has no comment to make on the proposal.

#### **Highways and Engineering**

The proposed rear and side extensions would not have any impact on the current parking arrangements for the dwelling with adequate residual parking space on the existing driveway to meet Council standards for the size of extended dwelling.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would 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**

## **Sub-Regional**

### Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21<sup>st</sup> March 2024. The following policies are relevant:

JP-P1 – Sustainable Places

## **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 19<sup>th</sup> 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 135 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 proposal seeks to construct a single-storey front and side wraparound extension around the southern corner of the host dwelling. Whilst front extensions are not established features of dwellings within the immediate street scene, it is noted the adjoining row of terraced dwellings are set back at a substantial 13.5m from the highway. The front projection would also be largely obscured by a substation building sited to the front of the property. Considerations have also been given to a similar extension recently constructed at neighbouring no. 65 which is set forward from the host dwelling. Taken as a whole, it is considered the proposed extension does not constitute a wholly prominent and incongruous addition to the dwelling and would be acceptable on balance.
- ☐ Notwithstanding, the single-storey form of the wraparound extension would be subservient to the host dwelling. The use of a hipped roof form would also appear in keeping.
- ☐ The proposed replacement single-storey rear extension would match the built form and roof form of the existing conservatory which would be acceptable.
- ☐ 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**

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.”*
- ☐ Taking into account of Section 5.5 and 5.6 of the SPD, it is considered the proposed single-storey front extension would not result in significant amenity impacts to the neighbouring front windows.
- ☐ No concerns are had with the amenity impacts of the replacement single-storey rear extension which would consist of the same projection as the existing.
- ☐ The proposal also comprises a raised terrace with a maximum height of 0.57m, close to the common boundary with adjacent nos. 53-55. On the balance of probabilities, it is considered the raised terrace would mainly be used to facilitate access to the rear garden as a result of the change in levels to the rear curtilage space and would not be occupied for prolonged periods of time. It is also noted the adjoining rear curtilage space serves as a shared amenity space for occupants of nos. 41-55 where a great deal of privacy would not ordinarily be expected. On this basis, the overlooking impacts to the adjacent amenity space would not be so significant as to warrant refusal and would be acceptable on balance.

- ☐ It is noted the proposed plans indicate a ground floor bedroom window sited 8.56m away from the side elevation wall of nos. 53-55 which would fall short of the minimum space standards of 14m as stated in Section 4.1 of the SPD. However, given the orientation of the window, where natural light would still be accessible from the south-west, and the inclusion of windows to the south-east elevation, it is considered the occupants would maintain satisfactory levels of amenity which would be acceptable on balance.
- ☐ Notwithstanding, the submitted plans indicate the provision of natural light to all remaining habitable rooms and that sufficient garden space of a functional layout would be retained.
- ☐ 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**

- ☐ 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 result in an additional bedroom 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 in the front driveway.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and 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 – received 02/11/2023
- ☐ Existing and Proposed Site Plan – Drawing No. 23.3175.2 dated 10/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 23.3175.1 dated 08/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. 23.3175.SC1.1B received 02/11/2023

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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 26/03/2024  | Signed: SY     |
| <b>Authorisation</b>    | 27/03/2024  | Signed: RK     |

Report Author Sam Yuen