APPLICATION NUMBER: 20/01076/HOUS

Application Number:	20/01076/HOUS
Location:	19 Harry Street Rochdale OL11 3HS
Proposal:	Single storey rear extension
Applicant:	19 Harry Street Rochdale OL11 3HS
Case Officer:	Richard Whittaker
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 19 Harry Street Rochdale OL11 3HS, a two-storey terraced dwellinghouse located within a residential area in Sudden. The locality exhibits a mixture of semi-detached and terraced red brick houses.

The property itself features an existing single storey rear extension which projects 3 metres and is a theme shared by all properties along the terrace. The immediate neighbour (no.21) exhibits a single storey rear outrigger extension in addition to the 3 metre projection which extends a further 6 metres.

Description of Proposal

The application seeks permission for the erection of a single storey rear extension.

This proposed rear outrigger would be additional to the existing 3 metre extension and would project a further 4 metres at a width of 2.75 metres with a total maximum height of 2.9 metres.

The proposal would provide a downstairs bathroom facility for a resident who suffers with a disability. Evidence of this has been submitted alongside the report.

Relevant History

N/A

Representations

Letters of notification have been sent to neighbouring properties. 1no objection letter has been received highlighting the following issues.

- Loss of light

Policy

National

National Planning Policy Framework (NPPF) February 2019
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, P3, SPD

The proposed works are to the rear and would not impact upon the street scene.

The proposed works would project an additional 4 metres on top of the existing 3 metre extension feature which is replicated along the terrace resulting in the proposed works breeching the parameters set out in paragraph 5.6 of the SPD. However, given that the attached neighbour (no.21) exhibits an existing rear extension arrangement which exceeds that of the proposal in projection, the proposed works are not considered to impact the pattern of density within the area in a negative manner.

Evidence of an individual resident to this property suffering from a disability has been submitted alongside the application. Paragraph 5.22 of the SPD sets out that the

council takes a sympathetic stance to such situations and a proposal which effectively breeches the SPD parameters by 1 metre is not considered to be a significantly excessive breech.

The proposed works would be subservient to the existing dwelling.

On balance 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, SPD

The proposed works would project an additional 4 metres on top of the existing 3 metre extension feature which is replicated along the terrace resulting in the proposed works breeching the parameters set out in paragraph 5.6 of the SPD which is in place to reduce the impact of loss of light on neighbouring properties.

However, given that the neighbouring properties also benefit from a 3 metre extension to the rear it is recognised that this proposal would effectively impact upon its neighbours to the same extent as a 4 metre extension resulting in the proposal exceeding the parameters by 1 metre in practise. Consequently the proposal would have no significant effect upon the neighbouring property to the north east (no.17) as per paragraph 5.7 of the SPD.

The proposed works would impact negatively upon attached neighbour (no.21) effectively breeching the parameters set out in the SPD by 1 metre, however evidence of an individual resident to the applicant property suffering from a disability has been submitted alongside the application. Paragraph 5.22 of the SPD sets out that the council takes a sympathetic stance to such situations and a proposal which effectively breeches the SPD parameters by 1 metre is not considered to be a significantly excessive breech.

The nature of the single storey extension would not result in a loss of privacy, nor would the projection impinge upon any distances set out between the application dwelling and any buildings to the rear by way of loss of outlook.

With the circumstances taken into consideration, on balance the proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore 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 – Dated 02.09.2020
- Proposed Plans and Elevations – Drawing No. 1638/2 – Dated 02.09.2020

And the development shall be carried out in complete 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	17.11.2020	Signed: RW
Authorisation	17.11.2020	Signed: KN

Report Author Richard Whittaker