

Application Number:	22/01348/HOUS
Location:	5 Clarence Street Rochdale OL12 6NF
Proposal:	Single-storey side extension
Applicant:	Mr Johor Miah
Case Officer:	Chelsea Petrillo
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

Location

This planning application relates to a two-storey semi-detached dwelling located on a residential street in Shawclough, Rochdale with an adjoining property to the West (7 Clarence Street) and an adjacent property to the North (No.16 Clarence Street). The property's curtilage boundary borders a shared courtyard at the rear of the garden to which there are properties adjacent. There is also a side entrance from the front to the rear garden of the property. The dwelling hosts a driveway to the front and has access to on-road parking outside the property. The overall street design is comprised of terrace and semi-detached dwellings.

Description of Proposal

The application is seeking permission for a single storey side extension. The extension would project 4.5m east from the original dwellings side elevation and has a height to eaves of 2.4m. The overall height of the extension would be 3.5m. The extension will host a dining area and additional WC. The extension does not extend to the edge of the site boundary therefore the side entrance from the front to the rear garden will not be compromised as a result of development.

The proposed materials will be blockwork painted white, matching that of the existing dwelling and it will feature a mono pitched roof.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification of the proposed development were sent out to six neighboring properties. No representations 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

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 DM1 of the Rochdale Core Strategy states that developments must demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area”. Policy P3 of the Rochdale Core Strategy states new developments must “enhance the boroughs 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 design is in keeping with the host property and is generally subservient to it, utilizing materials to match the existing build. The tapered edge of the extension does not exceed the building line of no.3 Clarence Street therefore conforming to paragraph 5.15 of the SPD constituting “sufficient space” which includes the presence of a strong building line.
- ☐ The development ensures the overall character of the street scene is not compromised as a result of the proposed extension as it maintains sufficient space between the site boundary and surrounding dwellings. It can be ensured that the extension will not erode the space around the building by presenting a hard edge to the public highway or incongruous design. Additionally, on-site parking is not compromised as a result of the proposed development.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ In reference to local policy, the single-storey side extension would conform to space standards set out in the SPD under Paragraph 4.1 where “All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings”.
- ☐ It is noted the location of the proposed extension sits in close proximity to the side extension of no.3 Clarence Street, the extension does not currently host any windows that could overlook 5 Clarence Sstreet. It is also noted the proposed side window, located in the proposed WC, will not be the principal window of that room.
- ☐ Although the addition of a side window is close to the dwelling of no.3 Clarence Street and site boundary, SPD space standards are not compromised. As a result, an obscure glazing condition has been attached to the decision notice to mitigate any potential overlooking.

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. This permission relates to the following plans;
 - TUE11 – SP LOCATION PLAN
 - TUE11 – LP EXISTING SITE PLAN
 - TUE11 – SP PROPOSED SITE PLAN
 - TUE11 – 1 EXISTING FLOOR PLANS AND ELEVATIONS AND LOCATION PLAN
 - TUE11 – 2 PROPOSED FLOOR PLANS AND ELEVATIONS

And the development must be carried out in accordance with the 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 saved Rochdale Unitary Development Plan, 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 Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the ground floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	9.11.22	Signed: C.Petrillo
Authorisation	14.12.22	Signed: A. Truman

Report Author Chelsea Petrillo