APPLICATION NUMBER: 20/01409/HOUS

Application Number:	20/01409/HOUS
Location:	57 Exeter Street Rochdale OL11 1JY
Proposal:	Erection of a single storey rear extension following demolition of existing store
Applicant:	Mr Mohammad Younas
Case Officer:	Richard Whittaker
Recommendation:	**Grant**

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 57 Exeter Street, a two storey, mid-terrace dwelling. The application property is adjoined to 55 Exeter Street to the west and also 59 Exeter Street to the east. The front elevation of the dwelling stands opposite Deeplish Primary School and the rear elevation faces over a car park.

The property features a single-storey outrigger to the rear which allows for a kitchen and an attached store. The kitchen features a pitched roof with the store featuring a shorter flat roof.

The neighbouring properties along the terrace exhibit a range of existing single-storey rear outrigger extensions.

Description of Proposal

The application seeks permission for the demolition of the existing store aspect of the rear projection and the introduction of a larger extension in its place. This would feature a pitched roof with a gable end continuing the form of the existing kitchen aspect of the outrigger at roof level to the end of the projection. The rear elevation would feature a width of 3.9 metres as opposed to the existing kitchen width of 2.9 metres.

The alteration would retain the existing projection of 3.4 metres.

The height of the existing store would effectively be raised from a 2.2 metres with a flat roof to 3.5 metres with a pitched roof.

Relevant History

N/A

Representations

Letters of notification have been sent to neighbouring properties and a site notice posted close to the site. No letters of representation have been received.

Consultations

N/A

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

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

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.

The proposed rear extension would be designed with a pitched roof to continue the form of the existing outrigger. The proposed extension would however, have an increased width in relation to the existing outrigger. Whilst this is not considered to be ideal in terms of design, there are examples of similarly designed rear extensions along Exeter Street. As such it is considered that this design would be acceptable in this location.

The proposed extension would also be constructed from materials which would match those used in the construction of the original dwelling and therefore are considered acceptable. 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

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Whilst the proposed alteration would exhibit a greater height than the existing arrangement this is not recognised to impact no.55 to a significantly greater degree to warrant refusal (it is noted no public responses were received).

No.59 already exhibits a similar feature which would prevent the proposed works from affecting its own amenity space.

Paragraph 5.4 of the SPD addresses the need for garden space to service dwellings. Whilst the proposed extension would reduce the rear amenity space of the dwelling it is recognised that the properties along Exeter Street are characterised by limited rear yard space and sufficient space would be retained in the rear yard for existing and future occupiers. Further to this it is noted that developments such as this one have been approved along the terrace, notably 19/00087/HOUS which approved a very similar extension.

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 Site Plan, Floor Plan, and Elevations – Drawing No. 1673/1
- Proposed Site Plan, Ground Floor Plan, Elevations and Section – Drawing No. 1673/2

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	16/12/2020	Signed: RW
Authorisation	6/1/2021	Signed: EH

Report Author Richard Whittaker