APPLICATION NUMBER: 20/01256/HOUS

Application Number:	20/01256/HOUS
Location:	17 Daffodil Close Rochdale OL12 6NY
Proposal:	Single storey rear extension
Applicant:	Mr Nauman Hayee
Case Officer:	Majid Mir
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 17 Daffodil Close, a semi-detached dwelling located at the end of cul-de-sac in Rochdale. No. 17 faces west on to the highway. No. 17 adjoins to no. 15 Daffodil Close to the north. To the south, no.17 sits at a 90 degree angle to a row of properties on Tulip Grove. To the rear of the property, no. 21 Tulip Grove is at a 90 degree angle to no.17, and therefore the rear boundary of no.17 and the side boundary of no. 21 is shared. Additionally, the side elevation of no. 21 is opposite the rear elevation of no. 17.

Description of Proposal

The application proposes to construct a single storey rear extension that will project out by 3.6m from the rear elevation and run along the host property and the previous two storey extension that has been built. The proposed extension would see the existing external wall removed and a large kitchen / dining / living room created. A new utility room would also be created in the existing property. The proposed extension will see the existing mono pitched roof of the slender outrigger replaced. The roof will be replaced with the mono pitch roof of the proposed extension that will run along the proposed extension and the outrigger.

Relevant History

20/00980/HH42	Prior notification for a single storey extension measuring 3.6m from the rear of the original dwelling (with a maximum height of 3.72m and height to eaves 2.4m). Decision: Refuse Reason: The proposed development is not permitted by Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as the extension would extend beyond a wall forming a side elevation of the original dwellinghouse and have a width greater than half the width of the original dwellinghouse, contrary to criterion (j)(iii).
02/D40450	Two storey side extension to dwelling. Decision: Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring property and no representation has been received.

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

None Applicable

Assessment

Design: DM1 and P3

- The proposed single storey rear extension is of a standard design for this house type. Additionally, the proposal to remove the existing mono pitch roof of the existing outrigger and incorporating it within the mono pitch roof of the proposed extension is considered to be acceptable in design terms. However, the stepped design with the existing outrigger sitting approximately 1m further back than the proposed extension is not of a high standard.
- The materials to be used in the construction of the proposed extension would match the existing. Overall, it is considered that the proposed extension would be in keeping with the host property.
- The proposed fenestration is considered acceptable and would create a greater level of symmetry in comparison to the existing.
- As the proposed extension would be wholly sited to the rear of the property and would be screened from view from the street scene, it is therefore considered that the proposed extension would not unduly impact on the street scene.
- 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 and SPD

- The proposed extension would project out by 3.6m from the rear elevation of the host property. The proposed extension would be set in from the shared boundary with no.15 by approximately 0.4m. The SPD sets a maximum standard that must be applied to single storey rear extensions. For attached properties, the maximum standard is set a point 3 metres along the common boundary measured from the rear elevation of the adjoining property. However, the SPD states that if the extension is set away from the boundary the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary. The proposed extension would project beyond the 45 degree line by approximately 0.1m. It is considered that the additional 0.1m would not sufficiently increase the loss of light and cause substantial overshadowing of the rear amenity space and not sufficiently enough to warrant a refusal.
- To the south of the host property is no. 17 and 19 Tulip Grove. It is noted that the proposed extension would be set behind the existing outrigger and would project 1m beyond the rear elevation of the existing outrigger. In relation to no.19, the proposed extension would not be directly in the line of no.19. The side elevation of the proposed extension would be approximately 10.3m from the rear elevation of no. 19 Tulip Grove. Additionally, it is noted that both no.17 and19 Tulip Grove sit on slightly lower ground than no. 17. It is however considered that proposed extension would not considerably increase the impact on the amenity of no. 17 and 19 Tulip Grove in comparison to the present arrangement.
- Directly opposite the rear elevation of no.17 is no. 21 Tulip Grove. The proposed extension would partly face the two storey side elevation, the side elevation of the single storey extension and the rear garden. The proposed extension would predominantly face the side elevation of the single storey extension and the rear garden of no.21. The SPD sets minimum space standards that must be adhered to. For developments containing a principal window to a habitable room that would face a two storey elevation that does

not contain a principal window to a habitable room, the minimum space standard is set at 14m. This minimum standard is reduced to 10m where it would face a single storey elevation which does not contain a principal window to a habitable room. There is a window on the side elevation, however this is not for a habitable and is not directly opposite the proposed extension. The proposed extension would be approximately 8.5m from the side elevation of no. 21 Tulip Grove, and therefore approximately 1.5m short of the minimum standards. However, it is noted that the proposed development has included glazed doors to the rear and included roof windows. Additionally, due the siting of the neighbouring properties, the trees close the shared boundary between no. 17 and no. 21, and the existing outrigger, the rear windows of no. 17 have limited outlook. Furthermore, the rear of no. 17 faces east and the rear garden is already overshadowed by the neighbouring properties. Overall, it considered that the addition of the proposed extension would not substantially reduce the outlook and light to the occupiers of no.17, and not to the extent that would warrant a refusal.

- On balance, the proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The proposed extension would not see any additional bedrooms added and will have no impact on the existing provision of at least 2 off-street parking spaces at the property.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to 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:

   - Block and site plan. Drawing no: 3. Dated July 2020
   - Elevations and plans as existing. Drawing no: 1. Dated July 2020
   - Elevations as proposed. Drawing no: 4. Dated July 2020
   - Ground floor plan as proposed. Drawing no: 2. Dated July 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 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 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	06/01/2021	Signed: MM
Authorisation	8/01/2021	Signed: KN

Report Author Majid Mir