APPLICATION NUMBER: 20/01482/HOUS

Application Number:	20/01482/HOUS
Location:	151 Bellshill Crescent Rochdale OL16 2TU
Proposal:	Two storey side extension and part two storey, part single storey rear extension
Applicant:	Mr Idris Mohammed
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 151 Bellshill Crescent, a two storey end of terrace property in Rochdale. The property is located close to the junction with Albert Royds Street. Due the neighbouring property sitting on a corner plot, the plot of no. 151 is wider to the front and narrower to the rear. No. 151 faces north towards the highway and shares a boundary with no. 153 Bellshill Crescent to the west. No. 153 is set on the corner at the junction with Albert Royds Street, with the front elevation facing towards the junction. The rear elevation of no. 153 is set at angle to no. 151. No. 153 is not a traditional shaped property. It is one part of a pair of semi-detached properties that have side projections that are set at an approximate 135 degree angle. No. 151 is adjoined to no. 149 Bellshill Crescent to the east.

Description of Proposal

The application proposes a two storey side extension and part two storey, part single storey rear extension. Due to the angle of the plot, the proposed two storey side extension will be approximately 3.4m wide at the front and approximately 1.5m wide at the rear. The line of the proposed extension will follow the line of the plot. The ground floor element of the proposed side extension will house a garage to the front and washroom room to the rear. The first floor will house a bedroom to the front a bathroom to the rear.

The ground floor element of the proposed rear extension will project out by 3m, and the first floor element of the proposed rear extension will project out by 2.4m. The ground floor element of the proposed rear extension will house a large kitchen/diner area and the first floor element will house a bedroom and bathroom.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties 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

The projection of the first floor element of the rear extension has been reduced to 2.4m. The proposed side extension has been set back from the front elevation of the host property and ridge height has been reduced to help create a subservient addition.

Assessment

Design: DM1 and P3

- As noted above the proposed side extension will be wider at the front and narrower at the rear. This will create a somewhat awkward design, however, the design of the proposed extension would not be of such a standard that could warrant a refusal.
- The proposed side and rear extension will use materials that the match the host property, the roofs will be hipped roof designs like the host property, and the windows would generally be of similar size and design as the host property. It is therefore considered that the overall design of the proposed extension would be in keeping with the host property.
- The roofs of the proposed extensions will be set below that of the host property, and therefore will help to create a sense of subservience to the host property.
- Approximately 1.2m gap between the side elevation of the proposed side extension and the shared boundary with no. 153 will be retained. The gap allows for an access path to the rear of the property, where the plans have signalled the bins will be kept. The bins will therefore be out of sight when viewed from the street scene.
- Additionally, the gap of 1.2m gap to the shared boundary with no. 153 means that there is no opportunity for a 'terracing effect' from occurring.
- 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 side extension would face towards the side elevation of no. 153 Bellshill Crescent. At present, the distance between the side elevation of no. 151 and no. 153 is approximately 8m at its narrowest and 9.6m at its widest. The proposed side extension will be approximately 6.1m from the side elevation of no. 153. On the first of the side elevation of no. 153 there is a window for a stairway. On the ground floor of the side elevation there is a window which appears to be either for a utility room or a secondary window for the kitchen. Either way, the window is not a principal window to a habitable room, therefore it receives a lower degree of protection. It is therefore considered that the addition of the proposed side extension would not unduly impact on the amenity of the occupants of no. 153 Bellshill Crescent.
- In regards the extension to the rear. The rear elevation of no. 153 Bellshill Crescent, sits at an approximate 125 degree angle to the rear elevation of no. 151. Due to no. 153 sitting on a corner plot, the rear garden is of a triangular shape. The ground floor of the proposed rear extension will project out by 3m and the first floor element will project out by 2.4m. However, it is noted that the proposed extension would not project beyond the natural line of vision of no. 153. Additionally, the rear elevation of no. 153 faces south east. Furthermore, due to no. 153 being set further back, the area of the outdoor amenity space that would be overshadowed by the proposed rear extension would be towards the rear corner of the garden. It is therefore considered that the proposed rear extension would not sufficiently impact on the amenity of the rear windows or garden space of no. 153 to warrant a refusal.

- Turning to the proposed rear extension and the amenity impact on no. 149 Bellshill Crescent. The proposed rear extension will meet the maximum standards set out in the SPD. It is considered that proposed rear extension would not unduly impact on the amenity of no. 149 Bellshill Crescent.
- The property would retain some outside amenity space to the front and limited amount of outside amenity space to the rear. Though the amount of overall outdoor amenity space would be limited, it would be sufficient for a functional garden space, and would have sufficient amount of space for purpose of sitting out and hanging clothes.
- The proposed bedroom window on the first floor of the proposed side extension would meet the minimum space standard requirements set in the SPD. Additionally, the proposed side extension would be set further back than the host property.
- In regards to the bedroom window on the first floor of the proposed rear extension. It would also meet the minimum space standard requirements set out in the SPD.
- All habitable rooms in the property will retain sufficient level of light and outlook.
- On balance, 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

- The property would retain two off-street parking spaces to the front of the property.
- 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. This permission relates to the following plans:

   Location plan
   Existing site plan
   Amended proposed site plan
   Existing Elevations. Drawing no: Sheet 1
   Existing plans. Drawing no: Sheet 2
   Proposed elevations. Drawing no: Sheet 3. Rev 1
   Proposed plans. Drawing no: Sheet 4. Rev 1

   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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	05/02/2021	Signed: MM
Authorisation	10/02/2021	Signed: AT

Report Author Majid Mir