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| <b>Application Number:</b> | <b>22/01517/HOUS</b>                                                                     |
| <b>Location:</b>           | 172 Elmsfield Avenue<br>Rochdale<br>OL11 5XA                                             |
| <b>Proposal:</b>           | Two-storey and first floor rear extensions following demolition of existing conservatory |
| <b>Applicant:</b>          | Mr Arshad Bashir                                                                         |
| <b>Case Officer:</b>       | Chelsea Petrillo                                                                         |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>                                                       |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b>   |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

**Location**

The application relates to 172 Elmsfield Avenue, a two-storey detached property located in the Norden ward of Rochdale. The property is sited on a residential estate that comprises a mixture of dwelling types, forms, scale and design, with a low degree of uniformity. The dwelling faces south onto the Elmsfield Avenue highway, adjacent to no.151 and sited between no.170 and no.174 Elmsfield Avenue. The property benefits from an attached garage, a front driveway and a substantial rear garden that borders Whittaker Moss Primary School.

**Description of Proposal**

The application seeks planning permission for the addition of a two-storey and first floor extension to the rear of the dwelling including a juliet balcony to the first floor. The two-storey element will project 3.6m from the rear elevation and the first floor extension will project 1.1m from the rear elevation to meet the current single-storey rear extension. The extensions are sought to match the materials from that of the existing.

**Relevant History**

96/D33204 First floor side extension to dwelling

**Township/Member comments**

None applicable.

**Consultee responses**

None applicable.

**Representations**

Letters of notification of development were sent to surrounding neighbours. No letters of representation 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 19<sup>th</sup> October 2016. The following policies are relevant:

|            |                                     |
|------------|-------------------------------------|
| <b>P3</b>  | Improving Design of New Development |
| <b>DM1</b> | General Development Requirements    |
| <b>T2</b>  | Improving Accessibility             |

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

**Amendments**

None applicable.

**Assessment**

**Design:** DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The application seeks permission to significantly redevelop the existing rear elevation of the dwelling, proposing a substantially larger scale whilst utilizing the same material palette of the existing dwelling. With regards to the scale of

the proposal, it is considered that dwellings along Elmsfield Avenue, and in immediately adjacent settings on Middle Field and Bowker Close, comprise a mixture of built form, design and scale therefore each dwelling can be considered within its own merits.

The proposed extensions would not appear at odds with the surrounding area given developments to the rear are common amongst the surrounding dwellings.

Both the two-storey and first-floor extension would appear subservient to the host dwelling given the proposed roof lines are set down significantly from the existing ridge height on the host dwelling. Both extensions would also feature pitched roofs to be in keeping with the roof design on the host dwelling and those along Elmsfield Avenue.

The first floor extension will act as a continuation of the rear elevation of the first floor side extension and project 0.9m to fall flush with the existing ground floor. It will be set back from the proposed two-storey extension at both ground and first floor by 0.9m.

The proposals are not thought to impact existing bin storage arrangements given the existing space acting as a pass through between the host dwelling and site boundary is not compromised as a result of development to the rear.

Although the existing conservatory would better respect the character of the area, the harm of the proposed development would be minimal given it cannot be seen from public viewpoints and borders the school. It is therefore considered that the proposed extensions constitute a satisfactory standard of design and would not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

**Amenity: DM1 and SPD**

Policy DM1 of the Adopted Rochdale Core Strategy (2016) outlines that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

It is important to note the dwellings along Elmsfield Avenue feature a staggered siting along the highway with each dwelling situated slightly further back than the dwelling to its immediate left. Paragraph 5.8 of the SPD states that two storey or first floor extensions can impact neighbour occupiers greater than single storey extensions due to the potential oppressiveness of a two-storey wall close to the common boundary. Whilst the application property is proposing a first floor and two-storey extension to the rear, it is noted the extensions do not pass the 30 degree line drawn 2.4m from the rear elevation of the adjoining dwelling which does not currently host any rear extensions (170 Elmsfield Avenue). It is also noted no.170 is situated further forward than the host dwelling therefore the 2.4m measurement would fall flush with the rear elevation of the two-storey extension.

The dwelling to the right (no.174 Elmsfield Avenue) is sited further back than the host dwelling therefore the rear elevation of the existing conservatory at no.174 sits approx. 2.6m forward of the rear elevation of the existing conservatory on the host dwelling. As a result, the impact on this dwelling would be minimal due to a large set back of the proposed extension.

Proposed plans indicate a side window to the ground floor east elevation of the two-storey extension however this is not thought to have an overlooking impact / loss of privacy on the adjoining neighbour given the existing conservatory hosts windows to the east, rear and west elevations. Additionally, high fences run along the common boundary of the host property and the property to the east (no.172).

The footprint of the proposed dwelling would increase considerably. Despite this, the existing plot size is generous to the extent that it would retain a suitably sized rear garden area following the proposed works.

It is not thought the development will cause an unacceptable impact to the host occupiers given both the first floor extension and first floor element of the two-storey extension will be a continuation of the existing bedrooms to the rear.

Whilst it is acknowledged that the application is proposing a substantially larger scale compared to surrounding rear extensions within the immediate area, it is not thought to cause such an impact to the adjoining neighbours that would cause an unacceptable overbearing impact therefore the proposal would pose a suitable addition to the dwelling.

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

**Highways and Parking: DM1 and T2**

The proposed development would not impact the existing provision of off road parking available at the property. It is noted the extension will not increase the amount of bedrooms within the dwelling. If the property were to increase the number of bedrooms, given the site hosts two off-road parking spaces to the front of the dwelling, this would comply with the Council's parking standards.

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;

- LOCATION PLAN
- 1965/1 EXISTING ELEVATION, FLOOR PLAN AND SITE PLAN
- 1965/2 PROPOSED FLOOR PLAN AND SITE PLAN
- 1965/3 PROPOSED 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.

#### **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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 01.02.23    | Signed: CP     |
| <b>Authorisation</b>    | 03.02.23    | Signed: AT     |

Report Author Chelsea Petrillo