**APPLICATION NUMBER: 20/01581/HOUS**

| **Application Number:** | 20/01581/HOUS |
|---|---|
| **Location:** | 18 Oakshaw Drive<br>Rochdale<br>OL12 7PF |
| **Proposal:** | First floor side extension |
| **Applicant:** | Mr Thomas Sutcliffe |
| **Case Officer:** | Richard Whittaker |
| **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 18 Oakshaw Drive, Rochdale, OL12 7PF, a two-storey, detached dwellinghouse located within a residential area between Norden, Shawfield, and Cutgate. The property contributes to a street scene which exhibits a mixture of a semi-detached and detached dwellings some of which exhibit two-storey side extensions. The property itself exhibits a staggered front elevation with a single storey front and side projection forming a porch area and attached garage. The garage and porch features are set 0.8 metres ahead of the main front wall of the house.

The northern side elevation is set just over 1 metre back from the shared boundary between no.18 and northern neighbour no.20.

**Description of Proposal**

The application seeks permission for the formation of a first floor side extension above the existing single storey garage side projection.

The proposed extension would project 2.5 metres from the existing north-facing first floor side extension falling flush with the side elevation of the existing ground floor with the proposed front elevation set 0.8 metres back from the main front wall of the house. The proposed extension would finish flush with the original rear elevation of the dwelling. In terms of height the proposed works would be set down from that of

the original dwelling totalling a maximum height of 7.5 metres and a height to eaves of 4.8m.

**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**

Amended plans have been submitted in order to denote subservience to the original dwelling and to amend inaccuracies in the original plans.

**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.

Paragraphs 5.11 and 5.12 of the SPD set out guidance for side extensions and are set out below.

"5.11 Where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the character of the property and the area. Proposals that would create this sort of 'terracing effect', or which would have the potential to contribute to such an effect if neighbouring properties extended in a similar way, will not normally be supported.

5.12 To avoid the 'terracing effect', two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either:

(i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR

(ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house."

With the north facing side elevation of the proposed works (and of the existing ground floor garage) being set more than 1 metre away from the boundary shared with no.20 the proposed works are not considered to result in terracing.

With a number of examples of two-storey side extensions exhibited within the street scene the proposed addition of the works detailed in this application are not considered to be out of keeping with the character of the area.

The proposed works detail a design that is in keeping with that of the existing dwelling and denotes subservience to the existing arrangement.

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.

With the proposed works projecting no further beyond the front or rear elevations of the existing dwelling and with northern neighbour no.20 exhibiting no windows on the south facing side elevation, the proposed works are not recognised to impact on the

amenity of neighbouring dwellings to any greater degree than that of the existing dwelling.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

**Highways:** DM1, SPD

The proposed works would retain sufficient off-road parking to service the dwelling. The proposal would retain sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

**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:

- Site and Location Plan – Drawing No. 5539 – Dated 22.12.2020
- Existing Floor Plans – Drawing No. 5539 – Dated 03.02.2020
- Existing Elevations – Drawing No. 5539 – Dated 03.02.2020
- Proposed Ground Floor Plan and Roof Details – Drawing No. 5539 – Dated 03.02.2020
- Proposed First Floor Plan and Roof Details – Drawing No. 5539 RevA – Dated 03.02.2020
- Proposed Elevations – Drawing No. 5539 RevA – Dated 03.02.2020

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 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** | 03.02.2021 | Signed: RW |
| **Authorisation** | 12.02.2021 | Signed: AT |

Report Author Richard Whittaker