APPLICATION NUMBER: 20/01308/HOUS

Application Number:	20/01308/HOUS
Location:	46 Newhouse Crescent Rochdale OL11 5RR
Proposal:	Single storey rear extension following demolition of existing conservatory and alteration of windows to all elevations
Applicant:	Mr D Sedgley
Case Officer:	Emily Sykes
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no.46 Newhouse Crescent, a detached bungalow located on a row of architecturally similar dwellings in Norden, Rochdale. The dwelling faces east on to the highway, adjacent to no.44 to the north and no.48 to the south. The front boundary of curtilage sits opposite a series of two storey semi-detached dwellings, with the rear boundary of curtilage backing on to the dwellings on Glabraith Way. The dwelling currently benefits from a conservatory to the rear of the property, with sufficient rear garden space and off-road parking to the front of the dwelling.

Description of Proposal

The proposed development involves the removal of the existing conservatory and the construction of a single rear extension, which will be constructed with matching materials to the host dwelling.

The single storey rear extension projects approximately 4.8m from the main rear wall of the applicant dwelling. The proposed development extends across the whole of the rear wall of the property and ends behind the existing attached garage. Whilst the proposed development has the same projection in length as the existing conservatory, it is 3.5m wider, meeting to the south side elevation of the host

dwelling. The proposed single storey rear extension will be constructed with an appropriately placed dual pitched roof.

The proposed development involves the alteration of the existing fenestration, with two proposed double windows on the front elevation, alongside the existing garage. The south side elevation will have one double window, two small windows leading to bathrooms and two roof lights in the proposed single story rear extension. The proposed rear elevation will have a bi-fold door with a large glazed screen above which projects to the roof ridge.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and one representation was received. The occupier wanted to ensure that the proposed extension will not block light into their property and that the proposed development will not damage their hedge. This will be addressed under the amenity section of this report.

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

- Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling and will therefore be in keeping with local character. The proposed development acts as a replacement of the existing conservatory, at a slightly larger size. This along with its appropriately designed dual pitched roof make the proposed development appear in keeping and subservient to the existing host dwelling.

- The fenestration within the proposed development is considered to be acceptable in its design and positioning. Whilst none of the surrounding properties have bi-fold doors or the large glazed screen, these features are not considered to unduly impact local character due to their positioning to the rear of the dwelling.

- The existing arrangements for bin storage are not impacted by the proposed development. The proposed development and bin storage arrangements will therefore not have an undue impact on the street scene.

- 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

- Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the Standards and Guidelines for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

- The SPD outlines the standards for new developments, including the space standards which must be adhered to in Paragraph 4.1 of the SPD. The proposed development adheres to the standards outlined here. Furthermore, the proposal would also retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

- Paragraph 5.6 of the SPD states that for detached properties, single storey rear extensions should not extend past a point 4m along the common boundary measured from the rear elevation of the adjacent dwelling. As the proposed development projects 4m from the rear of no.48 Newhouse Crescent, it is considered that it will not unduly harm the amenity of the neighbouring occupiers. The side elevation of the extension will have an impact on the use of the neighbouring garden at no.48 as the proposed development results in the side elevation sitting closer to the boundary than the. However, due to its limited projection, it is not considered that the

addition of the single storey rear extension will have an overbearing impact or further overshadow the neighbouring garden to the extent that it will unduly harm the amenity of the property.

- The proposed development involves the addition of a double window on the south side elevation, close to the shared boundary with no.48. However, due to the positioning of the existing fenestration and also due to the proposed window not directly facing the fenestration at no.48, it is considered that this will not be unduly overlooking.

- 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. This permission relates to the following list of submitted plans, drawings and documents:

   - Location Plan – drawing no. 4646/04
   - Existing and Proposed Block Plan – drawing no. 646/01
   - Existing Elevations and Floor Plan – drawing no. 4646/02
   - Proposed Elevations and Floor Plan – drawing no. 4646/03

   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	15/12/2020	Signed: ES
Authorisation	17/12/2020	Signed: AT

Report Author Emily Sykes