

APPLICATION NUMBER: 24/00531/HOUS

Application Number:	24/00531/HOUS
Location:	57 Holborn Street Rochdale OL11 4QB
Proposal:	Single storey side and front extension.
Applicant:	BEATA ZIOLKOWSKA
Case Officer:	Hamish Rigg
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

Location

The application relates to 57 Holborn Street, a two-storey semi-detached property in the outer suburbs of Rochdale. Hoborn Street is in a residential setting comprising predominantly semi-detached housing of a similar design and material palette. The area is typically suburban with tree-lined streets and numerous public amenities.

No. 57 faces east, overlooking a front garden and the public highway. It is adjoined by no. 55 to the south, and the pair stand-alone relative to the terraced houses that surround them. No. 57 is flanked by the public highway on Chelsea Street to the north. The rear boundary of the curtilage faces west bordering the rear gardens of no. 62 & 64 Brimrod Lane.

Description of Proposal

Permission is sought for a single-storey side extension and a front porch extension to be constructed from red brick, slate roof tiles, and UPVC. The existing rear door would be infilled.

The side extension would include a hipped roof, a front and rear window, and a rear door. It would measure 3m wide and 7m deep, with an eaves height of 2.4m and a maximum height of 3.9m.

The front porch would include a hipped roof and a UPVC front door. It would project 1.5m and measure 2.3m wide, with an eaves height of 2.4m and a maximum height of 3.4m.

Relevant History

None

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding properties 07/06/2024; no objections were raised.

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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 previous submission showed a wraparound front and side extension. The proposal has been amended to show a separate porch and side extension.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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 in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

Considering the above policy, the proposed development is deemed to be in accordance by virtue of its design. The combined elements integrate well with the host dwelling due to their corresponding form and layout, and matching materials and fenestration. Both extensions would appear subservient to the host dwelling, in turn maintaining the semi-detached relationship with no. 55.

It is noted that porch extensions can appear incongruous if there is a strong building line along the street. However, the pair of semis stand separately to the adjacent terraced houses to the north and south, thus the proposed porch extension would not appear conspicuous nor harm the street scene. In addition, the size of the porch would meet the requirements of permitted development, and by virtue of its compliance is deemed to be modest in appearance.

Overall, 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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed development is of a scale and setting such that it would not adversely impact on affect the amenity of occupants of neighbours through overbearing impact, overshadowing or loss of privacy. It is therefore acceptable in accordance with DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the existing parking arrangements and is 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:

- Proposed floor plans and elevations: 24.3370.SC2.1B
- Existing and proposed block plans: 24.3370.2A
- Location plan

and the development shall be carried out in 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	18/07/2024	Signed: Hamish Rigg
Authorisation	26/07/2024	Signed: Ryan Killeen

Report Author Hamish Rigg