APPLICATION NUMBER: 20/01510/HOUS

Application Number:	20/01510/HOUS
Location:	71 Clover Hall Crescent Rochdale OL16 2TP
Proposal:	Proposed first floor rear extension including insertion of new windows to first floor side and rear elevation
Applicant:	Mr Zaheer Ahmed
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 71 Clover Hall Crescent, a two storey semi-detached property within a residential area of Rochdale. No. 71 faces east towards the highway and to the rear the property shares a boundary with no. 44-46 Beal Crescent. No. 71 adjoins with no. 73 Clover Hall Crescent to the north, and to the south no. 71 shares a boundary with no. 69 Clover Hall Crescent.

Description of Proposal

The application proposes to construct a first floor extension to the rear of the host property. The proposed first floor extension would sit on top of the existing single storey rear extension. The proposed first floor extension would house a new bedroom. A new window is proposed on the first floor rear elevation of the host property for an existing bedroom. A window on the first floor side elevation of the host property facing towards no.69 is also proposed. The window would service the bathroom.

Relevant History

16/01028/HOUS Proposed single storey rear extension together with the installation of ground floor window to side elevation (re-submission).

Decision: Grant subject to conditions.

16/00540/HOUS Single storey rear extension.
Decision: Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of representation were sent out to neighbouring properties. 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

None Applicable.

Assessment

Design: DM1 and P3

- The proposed first floor extension would have a hipped roof that is set below the ridge height of the host property. Though the design of the proposed roof differs in style to the host property, it is noted that some of the neighbouring

properties have hipped roofs rather than a gable roof design. The roof of the proposed extension is considered acceptable.

- Taking in to consideration the materials and the design of the proposed extension it is considered that the proposed extension would be in keeping with the host property and would be a subservient addition.
- The proposed extension would be to the rear of the property. The proposed extension would be slightly visible from the gap between no. 71 and no. 69, however, the host property and the proposed extension would be sufficiently set back from the highway to have limited impact on the street scene.
- 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 extension would face towards no. 44-46 Beal Crescent. The rear elevation of the proposed extension would be approximately 13.2m to the shared boundary and approximately 29.1m to the rear elevation of no. 44-46 Beal Crescent. The proposed extension would meet the minimum standards set out in the SPD. It is therefore considered that the proposed extension would not unduly impact on the amenity of the occupants of no. 44-46 Beal Crescent.
- The proposed first floor extension would project out from the rear elevation of the host property by approximately 3.1m. This would surpass the 2.4m maximum standard set out in the SPD for first floor rear extensions. However, the proposed extension is set approximately 1.2m from the shared boundary with no. 73. The proposed first floor extension would not project beyond a 30 degree line drawn from a point 2.4m along the shared boundary. It is therefore considered that the proposed extension would not unduly impact on the amenity of the occupants of no. 73.
- The application proposes to add a new window in the existing rear elevation to service an existing bedroom due to the addition of the proposed first floor extension. The proposed extension will project out by 3.1m from the rear elevation and be close to where the new proposed window will be located. It is noted that the rear elevation of the host property faces west and the proposed first floor extension would be to the south of the proposed new window. The proposed new window will be overshadowed and light to the room would be limited, however, it would not be sufficiently limited to refuse the application.
- The application proposes the insertion of a window on the first floor side elevation facing towards no. 69. It is noted that the window would service a bathroom and not a habitable room. Additionally, no. 69 has a window on the first floor which is for the stairway. It is considered prudent to add a condition requiring the window to have obscured glazing.
- The proposed extension would not impact on the availability of outside amenity space available at the property. Additionally, the property would have sufficient amount of outside amenity space that is considered suitable for a property of such a size.
- On balance, the proposal would not unduly impact on the amenity of the occupants of the property and the 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.
- 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, existing floor plans and existing elevations. Drawing no: 1683/1
   Proposed floor plans and proposed site plan. Drawing no: 1683/2
   Proposed elevations. Drawing no: 1683/3

   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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the window in the first floor on the side elevation facing no. 69 Clover Hall Crescent shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and is either a top opening fanlight or a restricted opening casement, and retained as such thereafter.

   Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. 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	02/02/2021	Signed: MM
Authorisation	3/02/2021	Signed: KN

Report Author Majid Mir