

APPLICATION NUMBER: 24/01026/HOUS

Application Number:	24/01026/HOUS
Location:	3 Pattison Close, Rochdale, OL12 7UZ
Proposal:	Two storey side extension following demolition of existing garage
Applicant:	Mr Mohammed Khan
Case Officer:	Sam Yuen
DETERMINATION DATE 20.12.2024	EXT OF TIME
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 relates to no. 3 Pattison Close, a two-storey detached dwelling located in a residential area in Shawclough. The dwelling is adjacent to no. 1 Pattison Close to the south-east, adjacent to no. 5 Pattison Close to the north-west, and faces no. 4 Pattison Close and the highway to the north-east. The rear curtilage boundary backs onto the rear curtilages of nos. 250 and 252 Shawclough Road to the south-west.

Description of Proposal

Planning permission is sought for a two-storey side extension which project 2.51m from the side elevation of the dwelling following the demolition of the existing attached garage. It is characterised by a dual-pitched and lean-to roof form to match the main dwelling and front projection respectively, with matching height and eaves height.

The submitted plans also indicate the alteration of fenestration to the ground-floor front elevation.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following representation:

- ☐ The proposed plans lack details regarding the dimensions to boundaries and neighbouring properties, level changes, drainage layout, external works, landscaping layout and works to retaining walls.
- ☐ A structural survey is requested as to not undermine the structural integrity of neighbouring properties.
- ☐ Construction hours should be restricted as to prevent nuisance.

Officer's Comments:

- ☐ The submitted plans have been reviewed by the LPA in line with validation requirements. The proposal does not comprise of works relating to landscaping or boundary treatments.
- ☐ Issues on drainage arrangements and structural integrity relate to building regulations and are not material planning considerations.
- ☐ Concerns over damages to neighbouring properties relate to the provisions under The Party Wall etc. Act 1996 and do not form material consideration in the determination of planning applications.
- ☐ The LPA do not consider conditions controlling construction hours to be necessary for this application. Noise and disturbance generated in excess of what is 'acceptable' would be controlled via separate legislation through the Council's Public Protection Service.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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:

Policy JP-P1 Sustainable Places

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

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposal relates to a two-storey side extension following the demolition of the existing attached garage, and would read as a first-floor extension to the host dwelling. The prevailing built form of the dwelling would be retained through the continuation of the dual-pitched roof. The projection is also not

considered to be substantial insofar as to appear a dominant addition on the street scene.

- ☐ No concerns are had with any harm arising from the 'terracing effect', given the difference in orientation, house types and separation distance in excess of 1m between the neighbouring dwellings.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *"do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*
- ☐ The proposed side extension does not project beyond the front and rear elevation of the host dwelling and is not considered to result in significant amenity impacts to the directly facing dwellings.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *"provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location."*
- ☐ Notwithstanding the loss of the attached garage, the proposed development would not impact on the provision of parking spaces for the host property which would be retained in the front driveway. 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. The permission relates to the following plans:

- ☐ Location Plan – received 15/10/2024
- ☐ Existing Site Plan – received 15/10/2024
- ☐ Proposed Site Plan – received 15/10/2024
- ☐ Existing Floor Plans and Elevations – Drawing No. 1 received 15/10/2024
- ☐ Proposed Floor Plans and Elevations – Drawing No. 2 received 15/10/2024

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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	12/12/2024	Signed: SY
Authorisation	18/12/2024	Signed: RK

Report Author Sam Yuen