

Application Number:	22/01464/HOUS
Location:	13 Moss Hall Road, Heywood, BL9 7JJ
Proposal:	Two storey side extension including addition of front porch and canopy, alterations to existing fenestration and creation of two parking spaces following demolition of existing garage - Resubmission of 22/01161/HOUS
Applicant:	Ms Louise Jackson
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	Y
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

This application refers to no.13 Moss Hall Road, a two-storey semi-detached property located on a corner plot between the junction of Moss Hall Road and Heap Street.

Description of Proposal

Permission is sought for a two storey side extension which would sit flush with the existing front and rear elevations to the ground floor and be set back 2m from the front elevation to the first floor. It would project 3.8m from the existing side elevation and sit a minimum of 1m away from the side boundary. It would feature a gable roof, align with the existing eaves and be set down from the existing ridge. The plans also indicate a front porch extension that would project 1.2m from the front elevation and have a width of 2.6m. There would also be a canopy to the front elevation, two off street parking spaces provided within the rear curtilage and alterations to the existing fenestration. The development would be finished in brickwork and roof tiles to match.

Relevant History

22/00029/CPL

Application for a certificate of lawfulness for a proposed rear dormer extension.

Decision: Grant.

22/01161/HOUS

Two-storey side, front porch extension, canopy to front elevation, render to all elevations including alteration to fenestration and additional parking at rear.

Decision: Refuse.

Reasons for refusal:

By virtue of its size, scale, design and proposed materials, the proposed development would constitute poor design and would be an incongruous addition to the host property. The extension would dominate the original build and would have a prominence which would harmfully alter the character and appearance of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

By virtue of its size, scale and design, the proposed development and rear parking space would harm the amenity of the existing and future occupiers. The extension and parking space would erode the private garden space to the side and rear of the property. The proposed development therefore fails to leave sufficient private garden space, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways And Engineering

This application is very similar to the previous application for residential development on this site so our comments are similar to that application.

The proposed development includes two parking spaces for the extended dwelling which meets the Council's parking standards. Access to these spaces is via an unadopted access road, however it would appear that private vehicular access rights have been long established so we have no concerns regarding parking provision.

The proposed extension will have no impact on the existing visibility for vehicles at the junction of Heap Street and Moss Hall Road.

The development would have no undue impact on road safety or highway capacity.

Servicing for the dwelling would remain unchanged

We would ask that the additional parking space is SUDs compliant.

Highways raise no objection to this application.

Lead Local Flood Authority/Drainage

Suggested Drainage Conditions:

Prior to the commencement of development, details of the site's proposed drainage connection(s) to public shall be provided. In addition, details of permeable paving, including a

cross-section of the paving sub-base if this forms part of the sustainable drainage system, shall be provided.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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

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

Following concerns raised by the Officer regarding the application of render to all elevations, amended plans have been submitted replacing the render with brickwork to match the host dwelling.

Assessment

Design: DM1 and P3

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.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. The SPD states that extensions and alterations to existing properties should be carefully designed to be in keeping with the host property and should generally remain subservient to it.

Under the previous application (ref: 22/01161/HOUS) concerns were raised over the side extension due to the significant massing and the failure to achieve subservience to the host dwelling. Further to this, it was considered that the previous proposal would result in a terracing effect with the adjoining property, particularly given that no.11 Moss Hall Road already benefits from a two storey side extension that sits flush with the front elevation (application ref: 89/D24399).

To overcome these concerns, the side extension has now been reduced in width by 0.2m and the first floor has been set back 2m. This accords with the requirements of the SPD and ensures that the extension does not create a terracing effect and appears subservient to the host dwelling. Whilst the extension would still result in the erosion of space on the corner plot, it is considered that the reduced scale and massing would maintain a sufficient amount of space so to avoid a detrimental impact to the character of the street scene.

The relocation of the front door is not considered to result in undue harm to the visual amenity of the street scene as there remains a clear distinction with the adjoining property. Additionally, the front porch is an appropriate scale and appears to have taken some inspiration from the adjoining dwelling. Therefore, it does not appear incongruous within its context.

The existing bin storage arrangements would not be affected and this would ensure that bins can be stored in a location that avoids undue harm to the character of the street scene.

The use of matching brickwork and roof tiles is considered appropriate, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

In view of the above assessment, 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

DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that development should not "adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."

The side elevation is sited approximately 17.37m away from the side elevation of no.15 Moss Hall Road and therefore complies with the space standards outlined in Paragraph 4.1 of the SPD. Given that the front and rear elevations of the enlargement would sit flush with the existing dwelling, it is considered that the proposal would not result in any additional harm to the neighbouring amenity and would be acceptable.

Under the previous application, it was considered that the development would not leave sufficient private garden space to meet the needs of the existing and future occupiers. To overcome this, the submitted plans under the current application indicate that the existing detached garage to the rear will be demolished in order that a sufficient amount of private garden space can be retained.

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the amenity of the existing and future occupants of application property in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed parking arrangements would increase the parking available at the property to two car parking spaces and would therefore adhere to appendix 5 of Policy T2 of the CS and a pre-commencement condition has been attached to ensure that the spaces are SUDs compliant.

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
- Existing ground floor plan and first floor plans. Drg no. B/HJ/JJ/13Moss3 (Dated 20/06/2022)
- Existing elevations and second floor plan and existing and proposed block plans. Drg no. B/HJ/JJ/13Moss11 (Dated 20/06/2022)
- Proposed ground floor plan. Drg no. B/HJ/JJ/13Moss15. Rev A (Dated 20/02/2023)
- Proposed first floor plan. Drg no. B/HJ/JJ/13Moss12. Rev A (Dated 23/02/2023)
- Proposed second floor plan and elevations. Drg no. B/HJ/JJ/13Moss14. Rev A (Dated 20/02/2023)

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 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

4. Prior to the commencement of development, details of the site's proposed drainage connection(s) to public shall be provided. In addition, details of permeable paving, including a cross-section of the paving sub-base if this forms part of the sustainable drainage system, shall be provided.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

5. Prior to any above ground works the existing garage identified on the block plan on drawing no. B/HJ/JJ/13Moss11 shall be demolished and the two car parking spaces shall be provided and thereafter remain available for the parking of vehicles.

Reason: In the interests of visual amenity and highway safety and to ensure that the property benefits from sufficient external amenity space and parking provision in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	09/03/2023	Signed: BM
Authorisation	29/03/2023	Signed: RC

Report Author Bob Melling