

Application Number:	23/00759/HOUS
Location:	5 Catches Close Rochdale OL11 5AJ
Proposal:	Single-storey front extension, addition of ground floor bay window including extension to canopy roof
Applicant:	Mr Liaquat
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/A

Location

The application relates to 5 Catches Close, a two-storey detached property on a cul-de sac in the Spotland area of Rochdale. The street forms part of a modern housing estate comprised of detached houses and bungalows of a similar design and material palette. The estate is low in density with large front driveways contributing to a sense of openness. There is also an abundance of greenery in the form of mature trees and front lawns.

The front elevation of the property faces north, overlooking a large driveway and the public highway. The adjacent property to the east is 4 Catches Close, and to the West is 6 Catches Close. Both the neighbouring houses are positioned at an angle from the applicant property as they curve round the head of the cul-de-sac. The rear boundary of the curtilage borders Denhurst Park, a recreational protected green space.

Description of Proposal

Permission is sought for a single-storey front extension including a bay window and a pitched-roof. The extension will replace the existing integrated garage and marry up with the existing ground floor projection at the front of the house.

The proposed extension measures approx. 2.5m in width and 1.5m in depth. The height to eaves measures 2.6m, and the maximum height approx. 3.2m. External materials include red brick and tiles, and brown UPVC window frames to match the host dwelling.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 27/07/2023. 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

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

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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 in general. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

Considering the proposed extension is to the front of the house, and therefore visually prominent, the need to adhere to the above policy is paramount. Fortunately, the design is of an appropriate quality and would prove a positive addition to the host property and the character of the area.

- The extension follows a simple and semi-symmetrical design which integrates well with the host property and ensures that the front elevation can be well-read.
- The extension is modest in scale and therefore subservient to the host, preventing it from appearing overbearing or incongruous.
- The matching material palette compliments the host property and neighbouring properties.
- The addition of a bay window adds visual interest to the property, therefore enhancing the overall appearance.

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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.

In view of the above policy, the proposed extension will not negatively impact on the amenity of neighbours, or occupants of the property in respect of overshadowing or loss of privacy. The only point of consideration is to ensure that the extension meets the SPD's space standards regarding principle windows. Paragraph 4.1 of the SPD states that at least 14m is required "between a principal window and any directly facing two storey elevation". The proposed bay window overlooks a public highway,

and the closest directly facing elevation is on Upper Passmonds Grove, well over 25m away.

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

Highways and Parking: DM1 and T2, Appendix 5

The proposed extension would not result in the loss of an off-street parking space, thus the property would retain the maximum requirement of two off-street 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:

- PROPOSED ELEVATIONS: BUILDING/26158192-D
- EXISTING ELEVATIONS: BUILDING/26158192-C
- PROPOSED FLOOR PLANS: BUILDING/26158192-B
- LOCATION PLAN
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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	02/10/2023	Signed: Hamish Rigg
Authorisation	12/10/2023	Signed: Ryan Killeen

Report Author Hamish Rigg