

APPLICATION NUMBER: 23/01186/HOUS

Application Number:	23/01186/HOUS
Location:	29 Cinnamon Street
Proposal:	Single storey rear extension – Resubmission of 23/00676/HOUS
Applicant:	Mohammed Ashraf
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in by Ward Member?	NO

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy**National**

National Planning Policy Framework (NPPF) July 2021
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:

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).

Description of Proposal

Permission is sought for a single storey lean-to rear extension spanning the full width of the dwelling, constructed in matching materials and projecting 2.4m from the existing rear elevation.

The previously proposed two storey rear extension which was refused on the grounds of an unacceptable amenity impact to the adjoining property, has now been omitted from the scheme and replaced with a single storey rear extension. The previous application was also refused on its harm to the Conservation Area by failing to preserve historical features and its visual harm to the dwelling itself by virtue of the proposed removal of the chimneys.

Amendments

None Applicable

Summary of comments from neighbours, consultees and Planning Panel

Letters of notification were sent to surrounding neighbours and a site notice was posted. No letters of representation were received.

Conservation and Design

The proposal follows on from a previous scheme for a two storey rear extension (23/00676/HOUS refers). Concerns were raised over the removal of the existing chimneys from the property and its impact on the character and appearance of the Spotland Bridge Conservation Area.

The scheme has been revised and is now for a single storey rear extension. No changes are proposed to the existing chimneys. The single storey extension would be seen in the context of other similar extensions. Subject to details of materials, the proposal would have a neutral impact on the significance of the designated heritage asset. It would not adversely affect the character and appearance of the Conservation Area.

No objections

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	X
Height and massing	X
Facing materials and detailing	X
Roof style	X
Window proportions	X
Bin storage	X
Impact on trees	X

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	X
Light and outlook of application property	X
Remaining garden space of application property	X

Whilst the single storey rear extension is considered to pose a minor degree of impact to the ground floor presumed kitchen window, it is not thought to be so significant it would warrant a reason for refusal.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	X
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Parking provision	X
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The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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
 - Site Plan
 - Existing and Proposed Site Plan
 - Rev 2 Proposed Plans and Elevations (Dated Oct 23)
 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	18.12.2023	Signed: CPetrillo
Authorisation	04.01.2024	Signed: L.Ashworth

Report Author Chelsea Petrillo