

APPLICATION NUMBER: 24/00309/HOUS

Application Number:	24/00309/HOUS
Location:	137 Lomax Street Rochdale OL12 0JR
Proposal:	Single storey front and single storey rear extension following demolition of existing conservatory
Applicant:	Ifyas Tariq
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	no
	Contrary to previous decision?	no
	Called in or Planning Panel objection?	no

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	no

CONDITIONS	Pre-commencement conditions proposed?	no
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

The application relates to 137 Lomax Street, an end of terrace property on the corner between Lomax Street and Wellington Street, in the suburbs of Rochdale. The area is a mix between residential, commercial, and industrial, with a number of warehouse style buildings. Properties along Lomax Street follow a uniform design and material palette, including single-storey extensions/garages.

No. 137 faces south-east, overlooking its front driveway, the public highway and a Balfour Beatty industrial site. It is adjoined by no. 135 to the west, and borders the rear gardens of no. 3 & 5 Folly Walk. The rear boundary of the curtilage faces north-west, bordering the public highway on Folly Walk.

Description of Proposal

Permission is sought for a single-storey front extension adjoining the existing single-storey front extension. It would include a pitched roof, a front door, and a single window, and be constructed from red brick, grey slate roof tiles, and whit UPVC fenestration.

It would measure approx. 3.4m in width, 2.3m in depth, 2.3m in eaves height, and 3.5m in maximum height.

Permission is also sought for a single-storey rear extension, including a pitched gable roof, two single windows and a side door, to be constructed from red brick, grey slate roof tiles, and UPVC fenestration.

It would measure approx. 3.8m in width, 5.7m in depth, 2.3m in eaves height and 3.4m in maximum height.

Relevant History

19/00973/HOUS - Single storey front extension and two storey rear extension following demolition of existing conservatory– **Refuse**

1. By virtue of its scale and siting, the proposed two storey rear extension would result in an unacceptable overbearing impact and loss of light to the rear garden and rear elevation windows of 135 Lomax Street. Furthermore, the placement of fenestration to the side elevation of the proposed extension would result in an unacceptable loss of privacy and overlooking to the garden and rear elevation windows of 135 Lomax Street, as well as overlooking and loss of privacy to the side elevation windows to the proposed two storey extension. The proposed development would therefore be contrary to the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2. By virtue of its scale and siting, the proposed two storey rear extension would constitute an incongruous and overbearing addition to the host property when viewed from the rear elevations of properties along the west side of Folly Walk. In addition, the proposed extension would result in an unacceptable loss of light and outlook to the rear windows of number 7 Folly Walk. The proposed development would therefore be contrary to the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

3. By virtue of its fenestration detailing, particularly the small rear windows, closely spaced side windows and unsymmetrical and unbalanced front window, the proposed development would constitute poor design and would not improve the character and quality of the area. The proposal is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

20/00820/HOUS – Single-storey front and rear extension following removal of conservatory – Resubmission of 19/00973 – **Grant Subject to Conditions**

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 10/04/2024; no objections were raised.

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:

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

Amendments have been made from the previous application, 20/00820/HOUS. The previous application proposed a single-storey rear extension which spanned the rear elevation of the property, projected 3m along the common boundary with no. 35, and a further 1.3m at a point 2.3m away from the shared boundary with no. 135.

Under the current proposal, the rear extension is set away from the boundary with no.135 by approx. 2.5m and projects approx. 5.7m.

Assessment

Design: DM1 and P3

Policies P3 and DM1 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 131 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 135 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 139 states that development that is not well designed should be refused.

Both extensions follow a standard and modest design and will use a roof form, fenestration and materials which integrate well with the host property. The size and height are also acceptable and considered to be subservient to the host dwelling.

The proposed front extension is in a prominent location and is visible along the length of Lomax Street when heading north. The proposed front extension squares off an original ground floor projection. A number of along Lomax Street and Folly Walk have similar design ground floor projections, thus creating a homogenous and uniform design between properties. Whilst this continuity holds some design value, the overall quality of the design of properties along Lomax Street is not considered especially valuable. As such, though prominent, the proposed front extension would not unduly impact on the design or character of the property or street scene.

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.

The proposed rear extension would satisfy the space standards set out under paragraph 5.6 of the SPD in relation to 135 Lomax Street. The rear extension would project 5.7m, which taking into consideration the separation distance of 2.3m from the common boundary with no. 135, would not extend beyond a 45 degree line from said boundary. By virtue of its compliance, the proposed rear extension would not adversely affect the amenity of neighbouring residents through overbearing impact or loss of privacy.

In addition, there would be a separation distance of approx. 11.6m from the proposed rear extension and the rear elevations of 5 and 7 Folly Walk. This distance

is adequate in order to protect the amenity of residents along Folly Walk, especially as the extension includes no facing windows.

Overall, 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 result in no additional bedrooms, and would not impact the existing off-street parking arrangements. The proposal is 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, floor plans, site plans: 2120/2
- Location plan

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
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Report Completed	20/05/2024	Signed: Hamish Rigg
Authorisation	21/05/2024	Signed: Ryan Killeen

Report Author Hamish Rigg