

Application Number:	22/01521/HOUS
Location:	11 St James Close Rochdale OL16 4SJ
Proposal:	Front porch
Applicant:	Mr Michael Piling
Case Officer:	Chelsea Petrillo
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 11 St James Close, a two-storey semi-detached property located in the Balderstone and Kirkholt ward of Rochdale. The dwelling adjoins to no.13 St James Close and sits adjacent to the side elevation of St James Church. The site benefits from off-road parking, a generously sized rear garden and a detached rear garage.

Description of Proposal

The application is seeking planning permission for the erection of a porch to the front of the dwelling to replace the existing lean-to canopy roof. The overall height of the porch would be 1.7m and would project 1.8m from the principal elevation. The roof of the porch would be pitched to match that of the existing and be constructed with facing brickwork exterior walls, brown UPVC windows and concrete interlocking roof tiles to match that on the existing build. It is proposed the porch will host a WC and extended entrance to the dwelling.

Relevant History**03/D41616**

SINGLE STOREY REAR EXTENSION TO DWELLING
FOLLOWING DEMOLITION OF EXISTING CONSERVATORY
Granted 23.06.2003

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties, no letters of representation were received

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

It was considered for an obscurely glazed window to be implemented to the front elevation of the porch would have been appropriate given it would host a WC in close proximity to the main entrance point of the house therefore amended plans were sought from the agent to include the illustration of this window as obscurely glazed.

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they "are of high quality design and take the opportunity to enhance the quality of the area". Policy P3 of the Rochdale Core Strategy states new developments must "enhance the boroughs 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".

The development ensures the overall character of the street scene is not compromised as a result of the proposed front porch extension. It is noted three dwellings within St James Close currently host front porches of a similar design.

The proposed design of the extension is in keeping with the host property and is generally subservient to it, utilizing high quality materials to match the existing build. Although it is noted the highest point of the proposed roof pitch will sit higher than the existing lean-to canopy roof, this is not thought to compromise the overall design of the dwelling.

The proposed roof style would replace the full width of the lean-to roof to host a pitched roof matching that of the style on the original dwelling.

The windows style proposed to the front elevation of the extension is sought to match those of brown UPVC on the host dwelling. The window scale would be in keeping to those on the existing.

Bin storage arrangements are not thought to be impacted as a result of development. It is noted the dwelling currently hosts a side driveway to where the bins are currently stored therefore storage requirements are not compromised.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

The Council's SPD does not specifically set out guidance for housing extensions to the front of a property. However, guidance to single storey rear extensions are set out in Paragraph 5.5. It is considered the same principles would apply to front extensions along with those in Paragraph 5.2 setting out guidance for housing extensions.

Given the small scale of the development, it is considered that the remaining space to the front of the dwelling would be sufficient for a property of this size.

The proposed plans indicate the proposed porch would host a WC to which it would have a window to the front elevation next to the main entrance point to the property. To protect occupier amenity, it is considered appropriate for an obscure glazing condition to be included in the planning decision to avoid any loss of privacy or intrusiveness on occupiers.

The extension is not proposed to host any side windows therefore avoiding an overlooking impact to the neighbouring attached dwelling (no.13 St James Close). Additionally, there will be no impact to the rear garden of the house to the south (39 Thornham Lane) given a detached garage is sited to the rear.

Summary

In view of the above assessment, 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

The porch is not proposed to extend into the side space currently acting as a driveway therefore would not impact any car park arrangements. 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;
- 907-22-02 REV B – AMENDED FLOOR PLANS, ELEVATIONS, SITE PLAN AND LOCATION PLAN

And the development must be carried out in accordance with the 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 Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window on the front elevation of the porch facing north-east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	02.02.23	Signed: CP
Authorisation		Signed:

