

Application Number:	23/00427/HOUS
Location:	80 Mitchell Street Rochdale OL12 6SH
Proposal:	Single-storey rear extension - Resubmission of 23/00112/HOUS
Applicant:	Mr Rana Hafeez Ur Rahman
Case Officer:	Chelsea Petrillo
Recommendation:	Refuse

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 80 Mitchell Street, a two storey end terrace property located in the Spotland and Falinge ward of Rochdale. The property sits within a row of three terraces all hosting a 3.4m two storey outrigger and 3m single storey rear extension extending up to the rear site boundary and considered as part of the original build. The dwelling sits adjacent to a detached dwelling to the south, 78 Mitchell Street, and borders a small alleyway shared with the rear gardens of 43-49 Littledale Street and 86 Mitchell Street. The dwelling hosts limited rear garden space to the front and rear, a similar occurrence of the terrace dwellings in the immediate surrounding vicinity.

Description of Proposal

Permission is sought for a single storey rear extension projecting 3m from the rear elevation leaving approx. 3.3m x 3m of garden space remaining. The extension would be constructed with a lean-to roof, host two roof lights and match the material palette of the existing dwelling.

Planning permission was previously refused for a 4m lean-to rear extension of the same width on the basis it would not leave sufficient garden space remaining for occupiers.

Relevant History

23/00112/HOUS Single storey rear extension
REFUSED 03.04.2023

1. By virtue of its design and siting, the proposed single storey rear extension would represent overdevelopment of the plot at the rear. The remaining outdoor space would not be sufficient for a dwelling of this size taking into account present and future occupiers. As such, the proposal would not accord with 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

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Adopted Core Strategy requires all new development proposals to be of high quality design and take the opportunity to enhance the quality of the area.

As with the previous application which proposed an extension of a similar design, the overall visual appearance of the extension is considered to respect the character of the host dwelling and would remain acceptable. The use of matching materials and a lean-to roof are considered sympathetic in order to match the existing visual appearance of the host dwelling.

With reference to the previous application to which the proposal fell short when assessing remaining garden space for present and future occupiers,

the new proposal would appear to present the same concern. It is acknowledged the extension has been reduced in projection by approx. 1m therefore the remaining garden space would be approx. 3.3m x 3m. Although it is noted the previous concern has been addressed and implemented to retain a slightly larger expanse of outdoor space, the already small size of the space would be diminished by the reduced proposal. Whilst the existing garden is small in size, it is deemed a useable space for occupiers and is considered sufficient enough to be used as a functional private garden. The 1m reduction is therefore not considered to be sufficient enough to overcome the previous concern and would remain unacceptable with reference to overdevelopment at the rear.

In view of the above assessment, the design of the proposal is therefore unacceptable and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF. The projection of the single storey extension would be too large for a dwelling with already limited garden space.

Amenity: DM1 and SPD

The proposal would remain acceptable in terms of residential amenity to both neighbouring occupiers and those at the host dwelling. The extension would not project beyond the adjoining terrace dwellings rear elevation however would project beyond the rear elevation of the detached dwelling to the south, no.78 Mitchell, however, in line with the previous application would not project beyond a 45 degree line drawn along the common boundary given the separation distance between the two properties.

As per the previous application, the concern raised of a 7m wall along the boundary regarding the principal window on the ground floor of no.78 Mitchell Street was not considered so harmful it would warrant a reason for refusal on this basis therefore the slight reduction in projection would lessen the impact of a large expanse of wall constructed along the boundary and close to the rear windows of no.78.

The proposal would therefore remain acceptable in terms of residential amenity in relation to surrounding properties and would remain in accordance with policy DM1, the SPD and the National Planning Policy Framework.

Recommendation: Refuse

- 1. By virtue of its design and siting, the single storey rear extension is considered to represent overdevelopment of the plot to the rear and would not retain sufficient garden space for the enjoyment of current and future occupiers. As such, the proposal would not accord with 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.**

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application

	Date	Officer
Report Completed	31.05.2023	Signed: CPetrillo
Authorisation	03.07.2023	Signed: TH

Notes for Applicant

For the avoidance of doubt, this decision relates to the following plans:-

- LOCATION PLAN
- 1985/2 REV A PROPOSED SITE PLAN, FLOOR PLANS AND ELEVATIONS

Report Author Chelsea Petrillo