APPLICATION NUMBER: 22/00733/HOUS

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Location:	33 Starring Way Littleborough Rochdale OL15 8NT
Proposal:	Single storey side extension
Applicant:	Angela Swindells
Case Officer:	India Taylor
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no. 33 Starring Way, a semi-detached bungalow situated in the West Littleborough ward of Rochdale. The dwelling faces south-east onto the highway adjoined to no.35 to the north-east and no.31 to the south-west. The rear boundary of curtilage borders no.9 Almond Close. The property benefits from a front and rear garden.

Description of Proposal

The proposal is for a single-storey side extension. The extension measures a height of approximately 5m, height to eaves approximately 2.2m. The extension projects from the existing side elevation by approximately 3.2m and incorporates a gable roof design. The proposed development will be constructed in brick with white UPVC windows and concrete roof tiles.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and no representations 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

None applicable.

Assessment

Design: DM1 and P3
Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application site is semi-detached dwelling situated on a residential street in Littleborough. The locality is relatively uniform and characterised by a cohesive architectural design, materiality and massing.

- The proposal relates to a single-storey side extension. The extension is set down from the existing ridge line by approx. 0.45m and set back from the existing front elevation by approximately 1.3m. As such, the proposed extension would be considered a modest addition to the original build.

- The proposed side extension projects from the existing side elevation by approximately 3.2m and is approximately 1.5m away from the common boundary, shared with no.35. The projection of the proposed development is considered acceptable and the extension would appear as a subservient addition to the host dwelling. The extension incorporates a gable roof design, consistent with the current roof form, and therefore is considered acceptable.

- The proposed development would be built in a material palette coherent with the original build and as such would respect the character of the wider street scene.

- Sufficient space has been retained to the side of the property to allow for bins to be stored to the rear and out of view from the street scene.

Summary

- 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

Privacy

- Paragraph 4.1 requires “10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room”.

- The proposed kitchen window, on the front elevation, does not directly face any windows of neighbouring properties and therefore complies with paragraph 4.1 of the SPD.
- The proposed bedroom window, on the rear elevation, does not directly face any windows of neighbouring properties and therefore accords with paragraph 4.1 of the SPD.

- The proposed kitchen and bathroom window, on the side elevation, faces the front elevation of no.35 Starring Way. The garage situated directly north-east of the host dwelling would limit overlooking as a result of the proposal and therefore the extension would be considered an acceptable addition to the property.

Overshadowing and Overbearing Impact

- The proposal is not considered to result in an undue loss of light and outlook to no.35 Starring Way and not have an overbearing impact on the outdoor amenity space.

Occupier amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

Summary
In light 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, Appendix 5

- The proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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. The permission relates to the following plans:

- Location Plan Drg No. 001
- Existing and Proposed Floor Plans, Elevations and Site Plan Drg No. 002
- Proposed floor plans, elevations and site plan Drg No. 003

   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 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	05.07.2022	Signed:ITaylor
Authorisation	15.07.2022	Signed: A Truman

Report Author India Taylor