

Application Number:	22/01523/HOUS
Location:	21 Clay Lane Rochdale Rochdale OL11 5SJ
Proposal:	Single storey side extension following demolition of side conservatory
Applicant:	Mr and Mrs Burke
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

21 Clay Lane is a two-storey end terrace property located in the Norden ward of Rochdale and in a defined urban area. The dwelling benefits from generous front, side and rear garden space, a detached garage to the rear and a 3.3m conservatory to the west side elevation which will be demolished to make way for the proposed works. The street scene comprises a mixture of dwelling types with a row of terraces directly adjacent to the front and rear as well as semi-detached dwellings surrounding.

Description of Proposal

Permission is sought for a single storey side extension projecting 5.4m from the west side elevation featuring a pitched roof and constructed in materials matching those on the existing dwelling.

Personal circumstances of the applicant are outlined within a supporting report submitted alongside the planning application, as well as other supporting evidence, which sets out additional personal needs for the applicant as well as recommendations made by RMBC Adult Services for enhanced living in the interest of the occupiers.

Relevant History

None Applicable

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

Amendments were sought to reduce the large portion of blank space on the front elevation of the extension given the 1no proposed window was positioned slightly off-centre. The amendments received saw an additional window to the front elevation to be conditioned as obscurely glazed.

Assessment

Design: DM1 and P3

DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed development would demonstrate good design principles and constitute an overall satisfactory addition to the dwelling whilst utilizing stone effect brickwork, brown UPVC fenestration and grey roof tiles to be in keeping with the visual external appearance of the host dwelling.

Although a reduced width would be preferable for a dwelling of this size, the extension is set back from the original principal elevation approx. 1m ensuring the extension is not so visually dominant that it would be significantly harmful to the overall appearance of the dwellinghouse.

It is considered that although the side extension would exceed over 100% of the width of the original dwelling, the harm posed is not thought to be so significant when considering the overall design and siting, as well as the dwelling being situated on a substantially large plot to which it already hosts a 3.5m side extension.

The extension is not considered to be significantly harmful to the overall street scene given large trees run partially along the front of the boundary providing a degree of shielding from certain angles. The prominence of the extension is therefore considered to be constrained as a result, and its impact to the character and appearance of the host dwelling and wider street is therefore limited.

Personal Circumstances

The SPD explicitly acknowledges personal circumstances may make it difficult to provide necessary facilities within the standards set out in the document. Whilst general planning considerations are still the principal considerations by which the application will be judged, considerable weight is given to the built development rather than the needs of a person therefore proposals that significantly exceed the standards set out in this document are unlikely to be appropriate.

Aforementioned above and where evidence has been provided, it is clear the application would give weight to the applicant's personal needs. It is noted the applicant concluded the importance of generating the upgrade of the original dwelling in order to promote an enhanced living space on the ground floor therefore, taking the supporting document into consideration against the overall merits of the application, the single storey side extension would, on balance, form a satisfactory addition to the dwelling.

Amenity: DM1 and SPD

The SPD does not explicitly set out guidance for side extensions however, paragraph 5.1 states extensions should be carefully designed to protect the amenity of the occupants of adjoining properties as well as satisfying space standards set out in Section 4.

The overall proposal does not pose any immediate major amenity concerns.

The rear elevation of the extension would directly face the outhouse in the rear garden of the adjacent dwelling to the rear, 56 Bagslate Moor Road to which the houses adjacent would have a separation distance of approx. 40m. The houses adjacent to the front would have a separation distance of approx. 25m therefore the impact to the occupiers directly adjacent would be minimal.

Large trees run along the western boundary shielding development from the adjacent house to the west, 1 Chepstow Close. The positioning of the dwelling to the west would feature a 90 degree orientation away from the application property and would be sited approx. 20m away therefore not posing any amenity concerns.

The rear garden faces south to which the extension will receive much of its light. All windows, with the exception of the obscurely glazed window on the front elevation, are to maintain sufficient outlook.

Following development, the dwelling would also retain sufficient garden space

The plans indicate the window to the front elevation hosting the ensuite to be obscurely glazed in order to protect the amenity of the applicants which would constitute an acceptable addition in the interest of occupier amenity.

It is considered that the proposed extension would constitute a satisfactory standard of design and will not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Designated car parking spaces are available within a shared access segment of land to the side of the end terrace, 17 Clay Lane, providing sufficient off road parking for dwellings in the immediate surrounding area.

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:
 - 22/057 Drawing 03 Rev A PROPOSED GROUND FLOOR PLAN
 - 22/057 Drawing 04 Rev A PROPOSED FIRST FLOOR PLAN
 - 22/057 Drawing 05 Rev A PROPOSED ELEVATIONS
 - 22/057 Drawing 09 LOCATION PLAN
 - 22/057 Drawing 10 EXISTING AND PROPOSED SITE PLAN
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and the development shall be carried out in complete accordance with the approved drawings.

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, the saved Rochdale Unitary Development Plan 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	29.03.2023	Signed: CP
Authorisation	11.04.2023	Signed: TH

Report Author Chelsea Petrillo