APPLICATION NUMBER: 21/00382/HOUS

Application Number:	21/00382/HOUS
Location:	76 Shaw Road Rochdale OL16 4SQ
Proposal:	Two storey side extension and single storey rear extension following removal of existing side extension and rear conservatory
Applicant:	Mr Tom Keeley
Case Officer:	Majid Mir
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 76 Shaw Road, a two storey semi detached property located in a residential area of Rochdale.

Description of Proposal

The application seeks planning permission for a two storey side extension and a single storey rear extension following removal of existing side extension and rear conservatory.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties, no responses have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The roof of the proposed two storey side extension has been amended from a gable roof design to a hipped roof design. The width of the proposed extension has been reduced so that a 1m gap between the shared boundary would remain.

Assessment

Design: DM1 and P3

- The proposed two storey side extension has been amended so that a 1m gap between the side elevation and the shared boundary remains. The proposed two storey extension would meet the requirements set out in paragraphs 5.11 – 5.13. Therefore it is considered there is no opportunity for a terracing effect from occurring.
- The proposed two storey side extension would use materials that would match the host property and the overall design of the proposed extension would be in keeping with the host property.
- It is noted that the properties in close vicinity to no. 76 on Shaw Road differ in design. No. 76 shares a boundary with a large recently constructed detached property. The overall design styles of the properties in close vicinity differ, including the roof design, which includes Dutch hipped roofs, gable roofs and

hipped roofs. There are also a mixture of bungalows and two storey properties, and also a mixture of semi-detached and detached properties. The proposed extension has been set slightly back from the front elevation of the host property, however the ridge and eave height of the proposed two storey extension would remain the same as the host property. Overall the level of subservience to the host property is minimal. However the hipped roof does allow for a design that is in keeping with the host property and would lead to a satisfactory design. Overall, the design of the proposed two storey side extension would not appear inconspicuous within its context and would not adversely impact the character and appearance of the host property and surrounding street scene.

- The proposed single storey rear extension would have white render and a flat roof. The proposed single storey rear extension would not be in keeping with the host property, however, the overall design of the proposed extension would be of an acceptable standard. Additionally, it is noted that the proposed single storey extension would be to the rear and would not be visible from any public vantage point. Furthermore, the proposed single storey extension would be subservient to the host property.
- Access to the rear would be retained, therefore bins can be continued to be stored to the rear of the property and out sight from the street scene. It is therefore considered that the proposal would not result in undue harm to the character and appearance of the street scene.
- On balance, 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 proposal would adhere to the separation distances contained within paragraph 4.1 of the SPD. Additionally, no. 16 Ferndale Avenue, which is to the rear of no. 76, does not directly face no. 76. Furthermore, the windows on the rear elevation of the proposed two storey side extension would be for an ensuite. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers and it is considered that the proposal would not unduly encroach the habitable room windows of surrounding occupiers.
- The proposed single storey rear extension would accord with the requirements of section 5.5-5.7 of the SPD.
- 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.
- 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 provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

- 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:

   - Ordnance survey / location plan
   - Existing floor plans. Drawing no: 01
   - Existing and proposed roof plan. Drawing no: 02B
   - Existing elevations. Drawing no: 03
   - Proposed ground floor plan. Drawing no: 04A
   - Proposed first floor plan. Drawing no: 05A
   - Proposed front elevation. Drawing no: 06B
   - Proposed rear elevation. Drawing no: 07B
   - Proposed gable elevation from no. 78. Drawing no: 08B
   - Proposed gable elevation from no 74. Drawing no: 09
   - Proposed site plan. Drawing no: 10A

   and the development shall be carried out in complete 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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	12/05/2021	Signed: MM
Authorisation	13/05/2021	Signed: AT

Report Author Majid Mir