

Application Number:	23/01100/HOUS
Location:	11 Daventry Road Rochdale Rochdale OL11 2LN
Proposal:	Single storey rear extension
Applicant:	Mr Muzafar
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

11 Daventry Road is a two-storey semi-detached property located in the Balderstone and Kirkholt ward of Rochdale. The property adjoins to 9 Daventry Road and benefits from substantial front and rear garden space to which it shares common boundaries with nos. 11 and 13 Daventry Road and nos. 6 and 8 Dacre Road. The property is sited slightly above the ground level of the adjacent highway and hosts one on-site parking space.

Description of Proposal

Permission is sought for a part pitched roof / part lean to roof single storey rear extension projecting 3m along the northern side elevation and 4.5m along the south side elevation. The north side elevation will be constructed 0.35m from the common boundary shared with no.9 and have an overall width of 6.3m and a height to eaves of 2.3m.

Previous approval for a HH42 was refused by virtue of being non-compliant with permitted projection distances and an overlooking impact to the rear garden of no.13.

Relevant History

23/00901/HH42

Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3m and height to eaves to 3m)

Refused

1. By virtue of its siting, scale and design, the single storey rear extension would result in an undue loss of amenity for the occupiers at no.9 Daventry Road and would not be constructed in accordance with Paragraph 5.6 of the SPD in

terms of projection distances in relation to both nos.9 and 13 Daventry Road. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2. By virtue of its siting, the proposed ground floor window on the south side elevation is considered to not accord to Section 4 Space Standards for principal windows. In addition to this, the ground floor window located on the south-side elevation of the extension is considered to pose an unacceptable overlooking impact to the rear garden at no.13 Daventry Road. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The rear extension would have no impact on parking arrangements for the dwelling as it seems that there is no formal parking provision which is consistent with adjoining dwellings.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties. No public comments were received. Amended plans were received and considered during determination, but as the revisions did not result in any greater impacts, it was not considered necessary to undertake repeat neighbour notification.

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

Amendments were sought to the initial scheme as the projection of the extension was in exceedance of permitted projection distances. The overall staggered layout was also considered poor design and the insertion of 1no principal window to the side elevation was not space standards compliant.

Amendments were also sought for the repositioning of the ground floor rear window so it maintained the same width of blank space either side of the door hosting the kitchen in the interest of high quality design.

Assessment

Design: DM1 and P3

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 proposal would demonstrate good design principles and is considered to principally respect the scale of the existing dwelling as well as those surrounding. Whilst the extension would surpass the depth of the original dwelling by over half and would span close to the full width of the dwelling respectively, the additional development is not considered to present any disruption to the overall form given development is to the rear and at single storey level.

The material palette of the extension would comprise those on the existing dwelling therefore visually in keeping with the original build. Whilst it is acknowledged there will be a variation in roof form in comparison to that on the original dwelling, the roof design is not considered incongruous and would be consistent with those commonly found on single storey rear extensions therefore suitable for this extension.

Fenestration is also of suitable placement and would match existing proportions.

The plans indicate the existing rear patio area will be extended to accommodate the extension. There is not considered to be any design implications as a result given surrounding properties have also sought a similar approach where extensions are present.

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 have no impact on rear facing properties by virtue of being situated approximately 36m from any directly facing principal windows.

The residential amenity of the host property would be maintained as a suitable proportion of the rear garden would be maintained with a functional, open layout. The proposed bedroom located within the extension would also receive adequate light and outlook, as would existing internal rooms of the existing dwelling. The development would also maintain access between the front and rear curtilage along the common boundary with no.13 Daventry Road.

Paragraph 5.6 of the SPD sets out the following maximum projection distances for single storey extensions;

- *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*

Paragraph 5.7 states the maximum projection distances can be increased where it is set away from the boundary providing it does not surpass a 45 degree line measured from the point along the common boundary.

The extension projects 3m along the common boundary shared with the adjoining property, no.9 Daventry Road. The extension projects 4.5m along the point closest to the common boundary shared with no.13 Daventry Road however does not surpass the allowed 45 degree point therefore the proposal is in accordance with permitted projection limits.

Plans indicate the extension will be constructed 0.2m away from the common boundary shared with no.9 where the extension has the potential to pose an overbearing impact to the ground floor rear window, assumed to be a principal window to a habitable room. However, the lean-to roof portion of the extension would comply with limits set out under Class A of Schedule 2 Part 1 therefore is considered acceptable on the basis it can be constructed under Permitted Development rights.

The proposal will see a principal window to the ground floor rear elevation of the extension which is not considered to pose any unacceptable overlooking impact to the rear gardens of no.9 by virtue of the existing principal windows on the existing rear elevation and fences along both common boundaries.

The plans show an enlargement of the existing rear patio to which the extension will be constructed on the same ground levels as the existing house therefore not considered to pose any overlooking impact to both adjoining gardens by virtue of approx 2m high fences along the common boundaries sited on the approx 1.5m step up in ground level.

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

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.

As existing, servicing arrangements along Daventry Road are generally inconsistent with some dwellings hosting on-site parking and others using a designated off-site parking lay-by sited adjacent to the row of dwellings. No.11 hosts one designated on-site parking to the front of the dwelling which is considered to remain unchanged post-development. Whilst the dwelling would be increased from a 3-bed to a 4-bed dwelling which is not considered to pose any significant change to current parking provision.

There is not considered to be any impact to pedestrian or road safety once implemented.

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:-
 - A1510(01)AP001 Rev P2 Location Plan & Existing Site Plan
 - A1510(02)AP001 Rev P6 Proposed Site Plan and 3D View
 - A1510(02)AP003 Rev P5 Proposed Elevations
 - A1510(02)AP002 Rev P5 Proposed Floor Plansand 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 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 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	21.11.2023	Signed: CP
Authorisation	11.12.2023	Signed: TH

Report Author Chelsea Petrillo