

Application Number:	23/00090/HOUS
Location:	4 Passmonds Way Rochdale OL11 5AN
Proposal:	First floor side extension.
Applicant:	Mr Shahid Iqbal
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

The application relates to 4 Passmonds Way, a two-storey detached property located in the Spotland and Falinge ward of Rochdale and in a defined urban area. The property sits adjacent to 10 Passmonds Way at the rear (south) and 2 and 6 Passmonds Way on either side. The property includes a generous front and rear garden, a driveway to the front of the site and an attached garage to the west elevation. Permission was granted in 2006 for a first-floor side extension, single storey side extension, and rear conservatory. Of these works, it appears that only the conservatory was implemented.

The surrounding street scene is predominantly comprised of detached dwellings. The house is sited along a group of five dwellings each with a staggered siting, with the application property situated further back than the dwelling to the west, 2 Passmonds way and further forward than the dwelling to the east, 6 Passmonds Way.

Description of Proposal

The application is seeking planning permission for the addition of a first floor side extension to the west elevation of the dwelling above the existing garage. The extension would project approx. 3.1m from the existing wall and match the height of the existing roof ridge. Materials are sought to match those on the existing of cement render to the front elevation, brickwork to the side and rear elevations, concrete roof tiles and stone quoin blockwork detailing to the front and rear corners.

The extension is proposed to host an additional bedroom and shower room.

Relevant History

06/D47132

FIRST FLOOR SIDE EXTENSION, SINGLE STOREY SIDE
EXTENSION, CONSERVATORY TO REAR AND
ALTERATIONS TO FRONT ELEVATIONS
Granted with Conditions 24.05.2006

Township/Member comments

None Applicable

Consultee responses

A consultation request was sent to highways and engineering to assess parking arrangements post development, the following response was received 03.02.2023:

It would appear that this application would have no impact on parking provision or the adopted highway network.

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

Representations

Letters of notification were sent to surrounding properties regarding development. 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

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy states that all new developments will be expected to demonstrate that they "are of high quality design and take the opportunity to enhance the quality of the area". Policy P3 requires all new developments to "enhance the boroughs identity and sense of place, by respecting context where it is positive and having regard to scale, density, massing, height, layout,

landscape, materials and access of surrounding buildings and areas in general”.

It should be noted that whilst the SPD does not set out direct standard guidelines regarding single storey side extensions, guidance for housing extensions are set out in Section 5.

Paragraph 5.1 states that extensions should maintain space standards as set out in Section 4 and be designed to be in keeping with the host property and generally be subservient to it.

It is noted the extension would be designed to be in keeping with the scale of the original dwelling and be constructed to match the visual form of the existing property with materials sought to match that on the original. Window proportions would also match that on the existing with a triple window proposed to the front elevation and a double window to the rear elevation, which would be obscurely glazed. No windows are proposed to the side elevation. Both windows are sought to match the existing brown UPVC of the same material.

Aforementioned above, with the five dwellings along Passmonds Way, the extension would not protrude beyond any existing building line and although close to the curtilage boundary, would not pose any possible terracing effect due to the staggered siting of surrounding dwellings.

The surrounding street scene would host a standard degree of uniformity to which the extension would be in keeping with. It should be noted the five dwellings either side of the host dwelling are slightly larger than the host property. Post-development, the dwelling would feature a scale more similar to the surrounding dwellings however would still be slightly smaller in overall size.

The roof of the extension would feature a pitched design to match the existing. Given surrounding dwellings host a pitched roof with a flat top, the pitched roof of the extension is not thought to be out-of-keeping given it is already on the original dwelling.

Bin storage arrangements, currently positioned to the side of the dwelling are not thought to be impacted as a result of development.

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the first floor side extension is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

Paragraph 5.8 of the SPD outlines guidance for first floor extensions to the rear to which it states “...first floor rear extensions can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on their enjoyment of their garden area due to the potential oppressiveness of a two-storey wall close to a common boundary” therefore applications will not usually be acceptable where they extend beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings.

Given the application property would be sited further back than the dwelling sited to the west, 2 Passmonds Way, the impact of the first floor addition on the adjoining occupiers would be minimal. The increase in roof height adjacent to the boundary may result in some increase in visual intrusion to a ground floor window set into the rear elevation of a side outrigger (which appears to be a former garage previously converted to habitable space), but given the small size of this part of the house it is considered unlikely that this is a principle window serving a habitable room (there is also a large window at the front elevation of this part of the house), and therefore that the limited visual intrusion and loss of light which would result from the proposal would not be unacceptably harmful. Given the limited rearward projection beyond the rear elevation of no 2, it is not considered the proposal would result in an unacceptable level of overbearing effect on the rear garden of the neighbouring house.

However, it is noted, should the 30 degree rule apply in this instance, the 3m measured from the rear elevation of 2 Passmonds Way would significantly extend beyond the rear elevation of the rear elevation of the application property therefore would comply with Paragraph 5.9 of the SPD. It should also be noted the adjoining dwelling features a staggered siting to the rear to which the much of the dwelling is sited away from the common boundary.

Although the dwelling to the east is close to the shared boundary, the impact is thought to be minimal given the extension is proposed to the western most part of the dwelling.

The dwelling adjacent, 10 Passmonds Way, situated approx. 10.3m from the rear elevation of the host dwelling is also not thought to be severely impacted by the proposed development. The side elevation of the adjacent dwelling contains no side windows. Space Standards outlines in Section 4 of the SPD requires a 14m gap between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room. Given the rear window would be obscurely glazed and host a bathroom, the proposed window would therefore comply with Space Standards.

Sufficient garden space to the front and rear would be retained post-development given the application is for a first floor extension and would not extend any further than the existing front and rear elevations.

The front window is proposed to serve an additional bedroom to which it would provide sufficient light and outlook. Although the rear window would be obscurely glazed, the rear elevation of the house faces south therefore would receive maximum light throughout the day.

In view 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

As a result of development, the dwelling will increase from a 3-bed to a 4-bed property. Appendix 5 parking standards requires a maximum of 2 spaces per dwelling for 2+ bed houses outside of the town center.

Given the dwelling hosts a driveway to the front providing off-street parking and a side garage, the proposal would therefore comply with the Council's Appendix 5 scheduled parking standards and would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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;
 - DWG 1 OF 5 EXISTING/PROPOSED LOCATION/ BLOCK / ROOF PLAN
 - DWG 3 OF 5 REV A PROPOSED FLOOR / ELEVATION PLANS
 - DWG 4 OF 5 REV A PROPOSED SECTION PLANS
 - DWG 5 OF 5 SUPPORTING REPORT – BUILDING REGULATIONS

And the development must be carried out in accordance with the 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 the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the window on the first floor on the rear elevation of the side extension facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	21.02.2023	Signed: CP
Authorisation	16.03.2023	Signed: TH

Report Author Chelsea Petrillo