Application Number:	**19/00617/HOUS**
Location:	11 Ferrand Road Littleborough OL15 9ED
Proposal:	Single storey rear extension following removal of conservatory and alterations to side elevation
Applicant:	Mr & Mrs Jackson
Case Officer:	James Hughes
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**

Location

The application relates to a dormer bungalow located in the Littleborough Lakeside ward of Littleborough. The subject property is a dormer bungalow and faces approximately north east towards the highway forming part of a row of semi-detached bungalows. A grass verge separates the front boundary of the property from the highway's edge.

The property is adjoined to 9 Ferrand Road. The property is adjacent to 13 Ferrand Road, which is orientated slightly towards the subject property due to a curve in the highway. The rear boundary of the property backs on to 28 Redland Close, 20 Dearden Street and 22 Dearden Street.

Description of Proposal

The application seeks permission for a single storey rear extension. This follows the removal of an existing conservatory to the rear. The proposal also includes alterations to the side elevation.

The conservatory to be removed is located to the rear projects beyond the original rear wall by 3.3 metres. The extension will be located in position of the conservatory, would project 3.5m from the original rear wall and is to have a flat roof with a total height of approximately 3 metres. It is to connect to the existing rear dormer of the subject property. This contrasts with the conservatory which had a total height of approximately 2.6 metres, meaning it was below the height of the eaves of the subject property and thus did not connect to the rear dormer.

The proposed fenestration to the proposed extension includes French windows to the rear elevation and a window to the south west side elevation. The base of these windows will be elevated 1.8 metres above ground level.

The proposal also includes an alteration to the north west elevation of the subject property, consisting of replacing a door with attached window to a new door with a narrower but longer window.

Relevant History

06/D48272 - Front and Rear Dormer Extensions to Dwelling - Granted Subject to Conditions - December 28, 2006.

Township/Member comments

N/A

Representations

Letters of notification have been sent out to surrounding neighbours and no representations 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposal replaces an existing conservatory with a brick extension. The flat roof design and placement of new fenestration to the extension is considered acceptable in design at the rear of the property. The materials proposed are to match those of

the existing dwelling, with UPVC windows and doors and brickwork to match. The design is in keeping with the host dwelling. The scale of the extension matches that of the conservatory it is proposed to replace, albeit slightly higher in total height with a 200mm greater projection from the rear wall. 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

Rochdale's Guidelines & Standards for Residential Development (SPD) stipulates that the following maximum standard will apply 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);

The proposed extension replaces an existing conservatory, which projects from the rear of the property by 3.3 metres and so already exceeds the SPD. The replacement extension is to project from the rear of the property by 3.5 metres, hence neither the existing conservatory or replacement extension comply with Rochdale's SPD. However, the proposed extension is positioned 0.3 metres away from the boundary, therefore following the guidelines set out in the SPD, the maximum projection of the extension would be 3.3 metres, meaning the proposal is only 0.2 metres larger than permitted under the SPD. The maximum height of the replacement extension is to be approximately 3 metres, compared with the 2.6 metre maximum height of the existing conservatory. The additional height would not cause any additional undue impact to the occupiers of the adjoining property. In addition, the existing conservatory to be removed has a full wall of windows on the south west elevation which faces into the rear garden area of 13 Ferrand Road. The proposed extension will result in this elevation having a much smaller window which will also be elevated 1.8 metres above ground level, therefore increasing the level of privacy to the adjoining property. Given this, overall it is considered that the proposed extension would harm the amenity of the occupiers of the adjoining property and would improve the level of privacy between the two dwellings.

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

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:

   - Site Location Plan
   - Existing Elevations and Plans with drawing number 19.1962.1
   - Proposed Elevations and Plans with drawing number 19.1962.2
   - Block Plans with drawing number 19.1962.3

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	13/07/2019	Signed: JAH
Authorisation	24/07/2019	Signed: DR

Report Author James Hughes