APPLICATION NUMBER: 20/01045/HOUS

Application Number:	20/01045/HOUS
Location:	24 Starring Way Littleborough OL15 8NX
Proposal:	Single storey side and rear extension following demolition of existing rear conservatory.
Applicant:	MR & MRS MICHAEL HIGGINS
Case Officer:	Majid Mir
Recommendation:	**Grant subject to conditions**

DELEGATION		
	Applicant a Council Member or officer?	**N**
	Contrary to previous decision?	**N**
	Called in by Ward Member?	**N/A**

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:
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

Not applicable.

Summary of comments from neighbours, consultees and Planning Panel

Letters of representation have been sent to neighbours but no representations have been received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	Y
Height and massing	Y
Facing materials and detailing	Y
Roof style	Y
Window proportions	Y
Bin storage	Y
Impact on trees	Y

The proposed windows to the rear of the property do not line up with the windows on the upper floor due to the design and siting of the proposed extension.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	Y
Light and outlook of application property	Y
Remaining garden space of application property	Y

The element of the proposed extension that will be close to the boundary with no. 26, will project out by 3.5m. However, it is noted that no.24 and no.26 have conservatories close to the boundary with one another. The side elevation of the conservatory at no.26 is constructed out of brick. Additionally, the proposed extension will project out the same distance as the existing conservatory and will not project beyond the conservatory at no. 26. It is therefore considered that proposed extension would not unduly impact on the amenity of no.26.

The proposed extension would be approximately 10.5m from the rear boundary shared with 1 Oak Hill and 23.7m from the rear elevation. Additionally, no.1 Oak Hill also has an outbuilding and garage that will screen the proposed extension. It is therefore considered that proposed extension would not unduly impact on the amenity of no.1 Oak Hill.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	Y
Parking provision	Y

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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. This permission relates to the following plans:

   - Site location plan
   - Existing and proposed bloclk plans - Dwg no: 20.2291.4
   - Existing floor plan and elevations - Dwg no: 20.2291.1A
   - Proposed floor plan - Dwg no: 20.2291.2B
   - Proposed elevations - Dwg no: 20.2291.3C

   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. 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	20/10/2020	Signed: MM
Authorisation	20/10/2020	Signed: KN

Report Author Majid Mir