

Application Number:	22/01447/HOUS
Location:	20 Cobden Street Heywood OL10 1AX
Proposal:	Single storey side and rear extension
Applicant:	Mr M. A. Pollitt Ms G. K. Squires
Case Officer:	Bob Melling
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

This application relates to no.20 Cobden Street, a detached bungalow situated within a residential area of Heywood. The dwelling faces north onto the highway, adjacent to no.18 to the west and a public footpath to the west, beyond which lies no.22. The rear boundary of curtilage borders a large recreational open space. The dwelling features both white render and red brick and benefits from a sufficiently sized rear garden with off street parking for two cars to the front.

Description of Proposal

Permission is sought for a single storey side and rear extension that projects 4m from the existing rear elevation, 5m from the existing side elevation, is set back 3.41m from the front wall and is set below the existing ridgeline. The walls are to be constructed in matching brick and the gable roof is to be topped with matching tile.

Relevant History95/D31662

Use Of Land To Provide Extension To Garden Area And
Erection Of 6 FT High Boundary Fence
Decision: Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

None 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

N/A

Assessment

Design: DM1 and P3

- ☐ Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 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 application relates to a single storey side and rear extension. The proposed extension would be constructed in a material palette coherent with the original build and wider street scene. The extension would incorporate a gable roof with a similar pitch to the existing roof form. The extension would be of a proportionate scale and massing and would not appear overbearing

when viewed from the public realm. However, it would create a large, mostly featureless expanse of wall facing into the rear garden. Whilst not ideal, given that the development is of a proportionate scale and that this aspect of the design would be heavily screened from public view, on balance, it is not considered to result in undue harm to the character of the host dwelling or that of the surrounding street scene.

- ☐ 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

Residential amenity

- ☐ Policy DM1 of the Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- ☐ Paragraph 5.6 of the SPD states the following maximum standard for single storey extensions; *"for detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)."* The proposed single storey enlargement would project 4m from the rear elevation of the host dwelling. The plans indicate that there would be a reasonable separation distance between the proposed enlargement and adjacent dwellings. Therefore, it is considered that the proposed extension would not result in any undue harm to the neighbouring amenity and would be in accordance with the SPD.
- ☐ The proposed fenestration to the front elevation of the enlargement would serve a utility room and en-suite and would not directly face the opposing residential dwellings. The proposed bedroom window would face a large recreational open space to the rear. Therefore, the proposed fenestration is not considered to be of detriment to the privacy of neighbouring properties and is in accordance with the SPD.

Occupier amenity

- ☐ 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.
- ☐ In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of the application property or 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:
 - Location Plan

- Existing Elevations, Floor Plan and Site Plan. Drg no. 1961/1
- Proposed Floor Plan and Site Plan. Drg no. 1961/2
- Proposed Elevations. Drg no. 1961/3

And the development shall be carried out in 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 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	14/12/2022	Signed: BM
Authorisation	06/01/2023	Signed: AT

Report Author Bob Melling