

APPLICATION NUMBER: 24/00450/HOUS

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Location:	61 Exeter Street Rochdale OL11 1JY
Proposal:	Single-storey rear extension following partial demolition of existing rear extension
Applicant:	Mr Amir Mushtaq
Case Officer:	Hamish Rigg
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

This application relates to 61 Exeter Street, a two-storey terraced property in the inner suburbs of Rochdale. The area is typically urban with linear terraced housing, limited greenery, various public amenities, and numerous transport links. Within the wider vicinity of the site are several warehouse units as well as Rochdale Railway Station.

No. 61 faces south, fronting the pavement and overlooking the public highway. It is adjoined by no. 59 to the west and no. 63 to the east. The rear boundary of the curtilage faces north, bordering a private car park accessible via Falmouth Street.

Description of Proposal

Permission is sought for a single-storey rear extension with a catslide roof and a single window, to be constructed from red brick, concrete tiles, and UPVC fenestration. The extension would adjoin the existing rear extension, but would be wider, effectively facing towards the rear elevation of the host.

The proposed extension would project approx 2.4m from the existing rear extension. It would measure 3.6m in width, 2m in eaves height, and 3.6m in maximum height.

Relevant History

97/D34933: Front and rear dormer extensions - APPROVED

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding properties 26/06/2024; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The proposed rear extension is unusual in its design, in that it uses a 'catslide' roof form and is wider than the existing rear extension to which it adjoins. As there is an open car park to the rear of the property, the proposed extension would be highly visible from public vantage points. Nonetheless, the proposed extension is almost identical to existing rear extensions seen on Exeter Street on the adjoining terrace, including at no. 53 and no. 59. The design would therefore be in keeping with existing development within the area and would not appear incongruous within its context.

The proposed materials are acceptable and would integrate with the existing rear 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.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The main consideration relates to reduced outlook and access to natural light for occupants of no. 61. The proposed extension would project in front of the ground floor living room window. However, the catslide roof has been included in order to reduce the impact on outlook and overshadowing, ensuring that the window is less obstructed by the extension. Furthermore, considering the living room window is north facing and contained by the existing rear extension, the rear boundary wall, and the boundary wall with no. 63, the outlook and access to natural light is already significantly restricted. As such, the additional impact on outlook and overshadowing would be less than substantial.

Both adjoining neighbours have rear extensions which would be level with the proposed rear extension. As such, the proposed development would comply with paragraph 5.6 of the SPD and would not negatively impact on the amenity of neighbouring occupants.

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

The proposed development would have no bearing on the current parking arrangements, and is 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:

- Proposed elevations and floor plan: A118_L(61)007
- Proposed location and site plan: A118_L(61)004
- Proposed roof plan: A118_L(61)08
- Location plan
- Proposed roof plan and floor plan: A118_L(61)006

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 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	13/08/2024	Signed: Hamish Rigg
Authorisation	20/08/2024	Signed: Ryan Killeen

Report Author Hamish Rigg