APPLICATION NUMBER: 20/01577/HOUS

Application Number:	20/01577/HOUS
Location:	214 Kensington Street Rochdale OL11 1QS
Proposal:	Two storey rear extension following demolition of existing single storey rear extension
Applicant:	Mr Faris Salman
Case Officer:	Richard Whittaker
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 214 Kensington Street Rochdale OL11 1QS, a two-storey, end of terrace dwellinghouse located within a residential area to the south west of Rochdale town centre. The property is located within a street scene which exhibits a predominance of red brick terraced dwellings.

Both neighbouring properties (nos 212 and 216) exhibit single storey rear extensions.

The submitted plans detail a single storey rear extension which was in the process of demolition when the site visit was conducted. This is likely to be due to the approval of previous application 20/01095/HOUS.

Description of Proposal

The application seeks permission for a two storey rear extension which would increase the size of an existing bedroom and allow for an en-suite bathroom as well as well as introducing a dining area in place of the kitchen which would be relocated to the rear extension at ground floor level. The existing wall between the living room and the current kitchen would be removed to allow for natural access for the proposed dining area.

At ground floor level the proposed extension would project 3.8 metres from the original rear elevation of the building at a width of 4.9 metres.

At first floor level the proposed extension would project 2.8 metres at a width of 4.9 metres, however the east facing elevation would exhibit a 30 degree cutaway from the point along the boundary that is 2.4 metres away from the rear elevation that is shared with eastern neighbour no.212.

The proposed rear extension would feature a hipped gable roof with a ridge height of 6.6 metres, set down from that of the original dwelling. The height to eaves would finish flush with that of the original dwelling at 5 metres. With the ground floor aspect projecting 2.1 metres further than the first floor aspect, a lean-to roof with a maximum height of 3 metres and a height to eaves of 2.4 metres would cover the difference.

The proposed works would introduce 3no windows to the western elevation, one at ground floor level which would service the proposed dining area and two at first floor level which would service the existing bathroom and the proposed en-suite.

Relevant History

20/01095/HOUS - Part two storey, part single storey rear extension. – Approved 22.10.2020

Representations

Letters of notification have been sent to neighbouring properties and a site notice posted close to the site. No letters of representation have been received.

Consultations

N/A

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
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, P3, SPD

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's identity and sense of place, 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

With the proposed works exhibiting hipped gable and lean-to roof styles that are set down from the height of the original dwelling, the proposed works are considered to be subservient to, and in keeping with, the existing building. This is in accordance with paragraph 5.1 of the SPD.

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, SPD

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

With regard to rear extensions at ground floor level paragraph 5.6 of the SPD sets out the following guidance:

"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);
- For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)"

With the attached neighbour to the east (no.212) exhibiting a single storey rear extension which projects approximately 3 metres from the original shared rear

elevation (leaving a difference of approximately 0.8 metres) the proposed works would be acceptable and in accordance with the above guidance.

With the unattached neighbour to the west (no.216) exhibiting a a single storey rear extension that projects approximately 1.8 metres from the shared rear elevation (leaving a difference of approximately 2 metres) the proposed works are in accordance with the above guidance.

At first floor level paragraphs 5.9 and 5.10 of the SPD set out the following guidance:

“Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).”

“Where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).”

With both neighbours exhibiting single storey rear extensions from an original rear elevation shared by all the properties, a thirty degree angle taken from a point 3 metres along either shared boundary from the rear elevation would not be interrupted by the proposed works. As a result the proposed works are acceptable in their impact on outlook and access to natural light for neighbouring properties.

The proposed works seek to introduce 3no windows on the west facing side elevation. Two of these windows are at first floor level and would service bathrooms and can be conditioned to be installed with obscure glazing. At ground floor level the proposal seeks to introduce a window to service the proposed dining area. The proposed dining area would be open plan due to the removal of the existing wall which separates the living room from what is currently the kitchen. This will allow for the proposed dining area to be subject to sufficient natural light and outlook which is in accordance with the guidance set out in the SPD which recognises dining rooms as habitable rooms. As a result the installation of this window can also be conditioned to be finished with obscure glazing as to remove any potential loss of privacy that may arise with regard to the relationship between the application dwelling and western neighbour (no.216). As a result the proposed works are acceptable and in accordance with the SPD.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways: DM1, SPD

The proposed works would retain sufficient off-road parking to service the dwelling. The proposal would retain sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

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 and Floor Plans – Drawing No. 1620B/1
- Proposed Floor Plans – Drawing No. 1620B/2
- Proposed Elevations and Site Plans – Drawing No. 1620B/3

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 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

4. 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 hereby permitted the windows in the ground and first floors on the side elevation facing west 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	03.02.2021	Signed: RW
Authorisation	05.02.2021	Signed: AT

Report Author Richard Whittaker