

Application Number:	23/00602/HOUS
Location:	22 Higher Cleggswood Avenue Littleborough Rochdale OL15 0DJ
Proposal:	Single storey rear extension and alterations to existing external decking
Applicant:	Mr & Mrs Genty
Case Officer:	Sam Yuen
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 no. 22 Higher Cleggswood Avenue, a semi-detached bungalow located in the suburb of Smithy Bridge. The dwelling is adjoined by no. 20 Higher Cleggswood Avenue to the east, adjacent to no. 24 Higher Cleggswood Avenue to the south-west, and faces the highway to the south. The rear boundary of the curtilage borders the rear curtilage of no. 31 Heald Close. The property comprises a front driveway, an approx. 0.66m-high raised terrace projecting approx. 3.77m from the rear elevation of the dwelling, and an outbuilding to the rear curtilage.

Description of Proposal

Planning permission is sought for a single-storey rear extension which projects 5m from the rear elevation of the host dwelling. It is characterised by a gable-fronted roof form and has a ridge height of approx. 4.37m and a height to eaves of approx. 3.3m.

The application also proposes an extension of the existing raised decking by approx. 1.23m to level with the proposed rear extension.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

23/00395/HH42 - Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 4m and height to eaves to 3.24m) – Refuse

23/00410/HOUS - Addition of a dormer extension to front first floor elevation – Refuse

Officer's Comment:

- By reason of its scale, massing, low-quality materiality and highly prominent position, the proposed dormer would comprise an incongruous and visually harmful form of development which would fail to sit sympathetically with the character and appearance of the host dwelling and wider street scene. Overall, the development proposals are not well-designed and therefore fail to comply with the requirements of the Guidelines and Standards for Residential Development Supplementary Planning Document, Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were 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

- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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 in general.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ❑ Notwithstanding the substantial 5m projection from a single-storey bungalow, the proposed extension would be sited away from view to the rear of the host dwelling, and would be set down below the ridge line which would appear subservient. The use of a gable-fronted roof would also be in keeping and be acceptable.
- ❑ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ❑ It is noted the rear elevation of the proposed extension comprises two full height window which would not appear proportionate or in keeping with the existing fenestration. However, given its siting away from view to the rear of the dwelling, it is considered the visual harm in this respect would not be so great as to warrant refusal.
- ❑ 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

- ❑ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”*
- ❑ In particular, Section 5.6 of the SPD states the following maximum standard 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).”*
- ❑ The proposed rear extension projects 5m from the rear elevation of the host dwelling but does not project beyond a 45 degree line measured from the point 3m along the common boundary of adjoined no. 20.
- ❑ By virtue of the siting of the host dwelling at an angle away from adjacent no. 24, the approx. 19.52m separation distance between the dwellings, and the presence of two outbuildings at the curtilage of no. 24 which would screen the proposed extension from view, it is considered the proposed development would not result in significant amenity impacts to the occupiers of adjacent no. 24.
- ❑ The proposal also seeks to extend the existing raised terrace by approx. 1.23m, level with the proposed rear extension. Given the insubstantial rearward projection, and the fact that the existing decking height would be retained, it is considered the levels of additional amenity harm by means of overlooking would be acceptable.
- ❑ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ❑ The proposed development would not impact on the provision of parking spaces for the host property. Therefore the proposed parking arrangements are 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. The permission relates to the following plans:

- ☐ Location Plan and Existing Site Plan – Drawing No. 22HIGHER-L01 dated 04/2023
- ☐ Proposed Site Plan – Drawing No. 22HIGHER-L02 dated 04/2023
- ☐ Existing Floor Plans, Elevations and Roof Plan – Drawing No. 22HIGHER-01 dated 04/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. 22HIGHER-02 dated 04/2023

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	31/07/2023	Signed: SY
Authorisation	03/08/2023	Signed: RK

Report Author Sam Yuen