APPLICATION NUMBER: 20/01198/HOUS

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Location:	6 Belfield Lane Rochdale OL16 3AY
Proposal:	Three storey side extension and single storey front porch extension
Applicant:	MR NAZIR UDDIN
Case Officer:	Majid Mir
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 6 Belfield Lane, a three storey detached property in Rochdale. No. 6 sits on a prominent plot on the corner of Belfield and Newbold Hall Drive. The property faces south west on to the highway. To the rear, no. 6 shares a boundary with no. 2 Newbold Hall Drive. To the south of the no. 6, there are number of commercial units.

Description of Proposal

The application seeks permission to construct a three storey side extension. The proposed extension would project out by 4m from the side elevation of the host property. The proposed extension would be set back from the front elevation of the host property by 0. 67m.The ridge height of the proposed extension would be approximately 1.46m below the ridge of the host property. The eaves would be approximately 1.13m below the eaves of the host property. The rear elevations of the proposed extension will be flush with the host property. The ground floor would house an enlarged kitchen to the rear and a living room to the front. The first floor would house a new bedroom to front and ensuite to the rear. The third floor would house a new ensuite.

The application also seeks permission to construct a porch to the front of the host property.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding neighbours and a site notice placed in the vicinity of the site. No representations have been received.

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

The proposal has been amended so that the proposed extension is set back from the front elevation of the host property by 0.67m. The ridge and eave heights have also been reduced. Additionally, the proposed dormer to the front of the proposed extension has been removed. A roof windows has replaced it.

Assessment

Design: DM1 and P3

- The proposed three storey side extension is set below the ridge and eaves of the host property, and is set back from the front elevation of the host property. Additionally, the proposed extension will project out by 4m,

whereas the host property is 9m wide, therefore the projection is less than 50% of the width of the host property. Though the land drops away and the foot of the proposed extension is approximately 1.4m below that of the host property, the design and massing of the proposed extension creates an appearance of subservience to the host property.

- The proposed extension will use materials that match the existing property. Additionally, the use of a gable roof and carrying over design features found in the host property mean that the property is in keeping with the host property.
- The proposed fenestration line up and match that of the host property, it is therefore considered acceptable.
- In regards to the proposed porch to the front elevation. The proposed porch is well proportioned, is set centrally and lines up with the host property. The windows on the porch line up with the host property. The gable roof design and the fenestration help to create a connection with the host property.
- 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 first and second floor element of the proposed extension would be approximately 10.6m from the shared boundary with no. 2 Newbold Hall Drive. No.2 and no.6 Belfield Lane do not directly face each other, therefore the window on the first floor of the proposed extension does not directly face a principal windows of habitable rooms. Additionally, the window on the first floor would service an ensuite, and the proposed extension would not project beyond the rear elevation of the host property. It is therefore considered that the proposed extension would not unduly impact on the amenity of no.2 Newbold Hall Drive.
- It is considered that proposed side extension would not unduly impact on the amenity of any of the other neighbouring properties.
- The ground floor element of the proposed extension would be approximately 10.6m from the shared boundary, however, there is a detached garage that is set close to the shared boundary. The detached garage is approximately 3.3m from the rear boundary of the proposed extension. The window on the rear elevation will service the kitchen but would not be the only window that service the kitchen. The existing window in the kitchen will also service the enlarged kitchen area. Therefore, it is considered that all habitable rooms in the property would retain access to appropriate levels of light and outlook.
- The proposal will see a loss of garden space however, the property would retain a sufficient amount of garden space to the rear.
- 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 proposal will see the number of bedrooms increase to six bedrooms, however the property would retain two off-street parking spaces.
- The proposed parking arrangements are 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:

   - Site location plan
   - Existing and proposed block plans. Drawing number: 20.2324.4A
   - Existing ground floor plan. Drawing number: 20.2324.1
   - Existing first floor and second floor plans. Drawing no: 20.2324.2
   - Existing elevations. Drawing number: 20.2324.3
   - Proposed ground floor plan. Drawing no: 20.2324.SC2.1A
   - Proposed first floor and second floor plans. Drawing number: 20.2324.SC2.2
   - Proposed elevations. Drawing number: 20.2324.SC2.3C

   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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	13/11/20	Signed: MM
Authorisation	16/11/20	Signed: EH

Report Author Majid Mir