

Application Number:	23/00460/HOUS
Location:	75 Worsley Street Rochdale OL16 5DJ
Proposal:	Part two-storey, part single-storey rear extension including the insertion of a window to the side elevation
Applicant:	Mr Zeshan Mahmood
Case Officer:	Hamish Rigg
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

The application relates to 75 Worsley Street, a two-storey end of terrace property in Rochdale. Worsley Street falls in an urban, semi-industrial part of Rochdale, characterised by terrace housing, warehouse buildings and brownfield sites. The area is relatively neglected, however a modern housing estate has recently been built on Milnrow road, indicating recent investment and development in the area.

To the north of the property at the rear boundary of the curtilage is a railway line which separates Worsley Street from an industrial/business state. The adjoining property to the east is 77 Worsley Street, and to the west is a car mechanic facility. The front elevation overlooks Worsley street highway, and the rears of properties on Milnrow Road.

Description of Proposal

Permission is sought for a two storey rear extension and the installation of a ground floor window to the side elevation.

The rear extension would comprise staggered ground floor and first floor elements with separate rooves. The width of the rear extension, at both levels, measures approx. 4.4m. At ground floor, the height to eaves measures, and the maximum

height measures 3m. The ground floor extension measures 2.97m from the rear elevation of the host property. At first floor level, the height to eaves measures 5.2m and the maximum height measures 6m. The first floor extension measures 2.4m from the rear elevation of the host property. A sloped roof is proposed at both ground and first floor, and the material palette consists of brick and tiling to match the existing. The rear extension includes two single windows at first floor level, one at ground floor level, and a single door at ground floor level.

Relevant History

23/00461/CPL – certificate of lawfulness for the erection of a rear dormer – awaiting decision.

Township/Member comments

Consultee responses

Network Rail
Not applicable

Representations

Letters of notification were sent to neighbouring properties 18/05/2023.

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

None Applicable

Assessment

Design: DM1 and P3

- ② Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.
- ② The proposal follows a uniform and appropriate design, which is both complimentary and subservient towards the host property. There can be potential for two-storey extensions on terrace houses to dominate the original dwelling. However, the two-part design ensures that the host property is not consumed by the extension.
- ② The sloped roof form and fenestration are well considered and alongside the matching material palette, contribute to a well-designed and high-quality finish. As such the proposal is both sympathetic and positive in its relationship with the original dwelling and wider setting.
- ② 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

- ② 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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.
- ② To protect against harmful impact on amenity, Rochdale's SPD sets out technical guidance regarding two-storey extensions to the rear. Paragraph 5.9. states that "planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terrace

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". The first-floor element of the extension protrudes 2.4m along the common boundary and therefore complies with the above standards. As such, the potential negative impacts of the rear extension such as overshadowing or loss of privacy can be considered less than substantial.

- ☐ As with all development, it is recognised that there will be some overshadowing to the adjoining property caused by the extension. However, due to the moderate scale of the extension, the overshadowing will not cause significant negative impact upon the adjoining property, either internally or externally. At first floor level, the room in the neighbouring property which might be most affected is the bathroom. However, bathrooms are not considered to be habitable rooms as per the SPD, therefore the occupants enjoyment of the neighbouring property will not be unduly compromised.
- ☐ Regarding privacy, the development should have no detrimental impact as the fenestration does not overlook the adjoining property, and doesn't significantly diverge from the existing layout.
- ☐ 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 should have no impact on parking provision as the maximum standard of two off-street parking spaces is protected.
- ☐ 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:

Proposed elevations: A1683/3
Proposed floor plan and site plan: A1683/2
Location plan

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	04/07/2023	Signed: Hamish Rigg
Authorisation	13/07/2023	Signed: Ryan Killeen

Report Author Hamish Rigg