

Application Number:	23/00058/HOUS
Location:	3 Jackman Avenue, Heywood, OL10 2NS
Proposal:	Two-storey side extension following demolition of existing side garage and extension
Applicant:	Mark Richards
Case Officer:	Bob Melling
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 refers to no. 3 Jackman Avenue, a two storey, semi-detached dwelling located on a cul-de-sac in Heywood. The property adjoins no. 1 Jackman Avenue and is adjacent to no. 5 Jackman Avenue. The cul-de-sac is principally open plan, containing areas of green space whilst the properties each have open frontages. This creates a soft edge to the built environment and gives the street scene an open, spacious character. Jackman Avenue is comprised of one detached property and three pairs of semi-detached properties, with five having implemented two storey side extensions.

Description of Proposal

Permission is sought for a two storey side extension that would project 4m from the existing side elevation and extend the full length of the existing dwelling. It would have a height to eaves and a maximum height to match the existing dwelling.

Fenestration for the development is proposed as a window (ground floor) to the front elevation to serve a utility room, a window (first floor) to the front elevation to serve a bedroom, a set of 3m wide bi-fold doors (ground floor) to the rear elevation to serve a sitting room, a window (first floor) to the rear elevation to serve a bedroom and an exit door (ground floor) to the side elevation to serve the utility room.

The proposed development would be constructed in materials to match the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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 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.

Paragraph 5.1 of the Residential Development SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. However, it is also acknowledged that each application will be determined on its merits and that certain circumstances may justify a relaxation of the guidance.

The host dwelling is situated within an architecturally coherent street scene comprised of predominantly semi-detached properties. Several have implemented two storey side extensions similar to that proposed under this application, including both the attached and adjacent dwellings. Whilst the Council would expect two storey side extensions to demonstrate subservience to the host dwelling, it is considered that by incorporating design features to achieve subservience, the proposed extension would appear disjointed from the surrounding built form. Therefore, the proposed development is considered acceptable in this regard.

Paragraphs 5.11 - 5.13 of the SPD detail the requirements of side extensions in order to prevent the terracing effect, requiring two storey side extensions sited within 1m of the side boundary to be set back from the front elevation by 2m at a first floor level or 1m at both a ground floor and first floor level. The submitted plans indicate a separation distance of approximately 1.3m between the proposed extension and the side boundary. Therefore, it is not considered that the proposed development would result in a terracing effect.

Paragraph 3.12 of the SPD states “residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets.” The submitted plans confirm that a 1.3m gap would be retained between the side of the dwelling and the boundary. This would allow for the storage of bins out of public view and is considered acceptable.

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 Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Section 4.1 of the SPD outlines the minimum spatial standards developments are required to accord with.

The proposed two storey side extension is set 1.3m from the common boundary with no. 5 Jackman Avenue. Further to this, it would project beyond the rear elevation of the adjacent dwelling by approximately 0.7m. Given the limited projection beyond the rear elevation of no. 5 and that the facing side elevation of the adjacent dwelling is blank, it is not considered that the two storey side extension would unduly impact the light and outlook received by the adjacent occupiers nor would it have an overbearing impact on the enjoyment of their garden.

The proposed fenestration to the rear elevation is not considered to result in undue harm to the neighbouring amenity given the 12.4m distance to the directly facing boundary of curtilage.

The proposed windows to the front elevation would not result in undue harm to the facing neighbours beyond that which is existing. Therefore, they are not considered to result in an undue loss of privacy for the facing neighbours.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms, in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy. 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. The permission relates to the following plans:

- Site Location Plan.
- Existing Floor Plans. Drg no. 22.2951.1
- Existing Elevations. Drg no. 22.2951.2
- Existing & Proposed Block Plans. Drg no. 22.2951.3
- Scheme 2 Proposed Floor Plans. Drg no. 22.2951.SC2.1A
- Scheme 2 Proposed Elevations. Drg no. 22.2951.SC2.2

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	09/03/2023	Signed: BM
Authorisation	13/03/2023	Signed: RC

Report Author Bob Melling