

Application Number:	23/00515/HOUS
Location:	259 Albert Royds Street Rochdale OL16 2TZ
Proposal:	Two storey, single storey rear extension and single storey side extension
Applicant:	Mr Mohammed Waseem
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. 259 Albert Royds Street, a two-storey semi-detached dwelling located in a mid-twentieth century social housing development in Belfield. The dwelling is adjoined by no. 257 Albert Royds Street to the north-west, adjacent to no. 261 Albert Royds Street to the south-east, and faces the highway to the south-west. The rear boundary of the curtilage abuts an unadopted access road which serves the rear of properties fronting Albert Royds Street, Bellshill Crescent, Belton Avenue and Blackstone Avenue. The rear elevation of the dwelling also directly faces nos. 12 and 14 Belton Avenue to the north-east. Albert Royds Street, also known as the A664, is a prominent classified road in Rochdale.

Description of Proposal

Planning permission is sought for a part-two, part-single storey rear extension which projects 5.43m along the common boundary of adjoined no. 257, and 4.3m along the common boundary of adjacent no. 261 from the rear elevation of the dwelling. The two-storey extension is characterised by a cross-hipped roof form and is set down approx. 0.35m from the ridge line with matching eaves to height. The single-storey

extension comprises a lean-to roof form and has a ridge height of 3.78m and a height to eaves of 2.95m.

The application also seeks to construct a single-storey side extension which projects 1.3m from the side elevation of the dwelling to accommodate a WC. The side extension has a depth of 3m, a ridge height of 3.39m, and a height to eaves of 2.79m, and is characterised by a gable-fronted roof form.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

It would appear that the proposed extensions would not have any impact on the current parking provision for this dwelling.

The current servicing arrangements would remain unchanged as a result of the development.

Highways do not expect that there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

Highways raise no objection to this application and would not request no specific planning conditions.

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

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ 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.”*
- ☐ The proposed rear extension is set down below the ridge line of the host dwelling which would appear subservient to the host dwelling. The use of the cross-hipped and lean-to roof forms would also appear in keeping.
- ☐ Similarly, no concerns are had with the proposed side extension, the scale and roof form of which would appear subservient and in keeping.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The proposed side extension would limit space to the side of the host dwelling for refuse bins to be stored away from public view. However, it is noted that refuse bins for properties along the street scene are generally stored in prominent positions to the front and side of the dwellings. On this

basis, it is considered the proposed arrangements would not result in adverse visual harm and would be acceptable on balance.

- ☐ 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.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
- ☐ The proposed two-storey extension is sited a minimum 34.37m from the directly-facing rear habitable room windows and a minimum 20.62m from the curtilage boundary of rear-facing nos. 12 and 14 Belton Avenue.
- ☐ 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.”* Section 5.6 states the following maximum standard:
 - ☐ *“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 single-storey rear extension projects 3m along the common boundary measured from the rear elevation of the existing rear extension of adjoining no. 257, and does not project beyond a 45 degree line measured from the point 3m along the common boundary of adjacent no. 261, in accordance with Section 5.7 of the SPD.
- ☐ Section 5.9 of the SPD states two storey extensions projecting *“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)”* would not normally be granted planning permission.
- ☐ The proposed two-storey rear extension projects 1.8m from the existing rear extension of adjoining no. 257, and does not project beyond a 30 degree line measured from the point 2.4m along the common boundary of adjacent no. 261.
- ☐ Taken as a whole, it is considered the proposal would not result in adverse amenity impacts to the neighbouring occupiers.
- ☐ 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The current parking arrangements for the property comprise of undesignated off-street parking spaces on Albert Royds Street and the rear access road, both of which would be retained in the proposal.
- ☐ 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:

- ☐ Location Plan – dated 11/05/2023
- ☐ Existing Site Plan – received 18/05/2023
- ☐ Proposed Site Plan – received 18/05/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. Sheet 1 Rev. 1 dated 03/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. Sheet 2 Rev. 1 dated 03/2023

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.

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 / building hereby permitted the windows in the first floor on the south-east side elevation 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	18/09/2023	Signed: SY
Authorisation	26/09/2023	Signed: RK

Report Author Sam Yuen