APPLICATION NUMBER: 21/00004/HOUS

Application Number:	21/00004/HOUS
Location:	2 Mons Avenue Rochdale OL11 5BQ
Proposal:	Erection of single storey detached outbuilding to rear
Applicant:	Mr Qumar Mushtaq
Case Officer:	Richard Whittaker
Recommendation:	**Refuse**

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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 2 Mons Avenue Rochdale OL11 5BQ, a two-storey, end terrace dwellinghouse in Spotland located directly to the south of the Crown Oil Arena. The property is situated within a street scene which exhibits a predominance of red-brick terraced dwellings with the application dwelling featuring a white masonry paint finish.

The application site exhibits a large curtilage in comparison to other dwellings in the locality.

Description of Proposal

The application seeks permission for the erection of a single storey outbuilding to the rear of the dwelling. This would be used to house a sunroom, a gym, a playroom, a store, and a WC.

The outbuilding would have a depth of 10 metres and a width of 15 metres. The structure would exhibit a pitched roof with a height to ridge of 4 metres and a height to eaves of 2.2 metres. The building would feature windows on the southern elevation (facing the dwelling) and the eastern elevation (facing Oakfield Terrace). There would be 2no rooflights located within the north facing plane of the roof.

The development would be located 2.7 metres from the rear elevation of the host dwelling and 2 metres from the boundary shared with no.4 Mons Avenue.

Relevant History

09/D52027 - Two Storey Side Extension – Refused 06.07.2009

Representations

Letters of notification have been sent to neighbouring properties and a site notice posted close to the site.

1no letter of objection has been received highlighting the following issues:

- Overdevelopment of the site
- Parking issues
- Use of proposed outbuilding as a dwelling or business

Consultations

N/A

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

N/A

Assessment

Design: DM1, P3, SPD

Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

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.

The proposed outbuilding features elements of design that would be acceptable such as the gable roof style as well as finishing materials that would be in keeping with the host dwelling. However, the scale of the proposed outbuilding would be incongruous in the context of the existing dwelling, the plot itself, and the pattern of density within the locality. The scale of the building is such that it would not be considered to be "incidental" to the enjoyment of the dwellinghouse as defined in the General Permitted Development Order.

Whilst the height of the proposal is appropriate for an outbuilding, the footprint (which would be over twice the footprint of the host dwelling) and width (which exceeds the width of the dwelling itself) of the structure would result in a development that cannot be recognised as subservient to the host dwelling and therefore would be contrary to paragraph 5.1 of the SPD.

With regard to the site itself and the pattern of development of the locality, the proposed works would not respect the context of the borough's sense of place. Whilst the impact on the pattern of density of the area would be reduced to a degree due to the unusually large curtilage at the site, the footprint of the works would remain vastly disproportionate in comparison to other developments in the locality. As a result the proposal would be in direct contradiction of Policy P3 of the adopted Core Strategy.

The design of the proposal is therefore in contrast to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1, SPD

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Whilst there is no guidance that specifically relates to the introduction of outbuildings, given that the proposed structure would be located 2.1 metres from the boundary shared with the attached neighbour (no.4) and 2.7 metres from the rear elevation of

the host dwelling (which shares a rear elevation with no.4) it is considered that the proposed works would impact the neighbouring property in a similar manner to a rear extension.

Paragraph 5.6 of the SPD is set out below.

“The following maximum standard will apply 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 works would directly interrupt the 45 degree angle taken from the point 3 metres along the shared boundary from the rear elevation shared with no.4 Mons Avenue. Whilst the border between the two properties does exhibit a substantial boundary treatment (in the form of a 2 metre fence), the gable end of the proposed building would reach a maximum height of 4 metres which would result in a considerable impact upon the neighbouring property. When considered using the above guidance it is concluded that the proposed works would cause a significant loss of light and outlook for the rear of no.4 and would result in a large gable end wall which would have an overbearing impact and be detrimental to the enjoyment of the rear garden of the neighbouring property.

Whilst no internal plans of the existing house have been submitted it was noted during the site visit that the proposed works would be located just 2.7 metres from a directly facing rear ground floor window. The installation of the outbuilding at such close proximity would severely impact outlook and access to natural light to the ground floor of the house, to the detriment of the amenity of the current and future occupiers.

The proposal would result in an unduly impact on the amenity of the occupants of both the application property and that of neighbouring property no.4 Mons Avenue and is therefore contrary to policies DM1, the SPD and the NPPF.

Highways: DM1, SPD

The proposed works would retain sufficient off-road parking to service the dwelling. The proposal would retain sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

Other Matters

Through a public objection the use of the proposed has been called into question (suggesting the proposed works may be used as a separate dwelling or for a business). The application can only be considered with the information submitted and as such no further comment can be made at this moment. If an unauthorised change of use were to occur in the event of any planning approval then this would be a matter enforcement would have to investigate.

Recommendation: Refuse for the following reasons

1. The proposed outbuilding would constitute a disproportionate and incongruous addition to the application site by virtue of its scale and size and would be detrimental to the visual amenity of the street scene. The proposal

therefore constitutes poor design and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2. The proposed outbuilding would result in an undue loss of amenity for the occupiers of no.4 Mons Avenue due to a loss of light and outlook to the rear ground floor windows and an overbearing impact on the rear garden. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

3. The proposed outbuilding would result in an undue loss of amenity for the occupiers of no. 2 Mons Avenue due to a loss of light and outlook to the rear ground floor windows of the house. As such, the proposed development would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Article 35 Statement
The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Informatives

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan
- Existing and Proposed Site Plan and Proposed Ground Floor Plan – Drawing No. 1690/1
- Proposed Elevations – Drawing No. 1690/2

	Date	**Officer**
Report Completed	09.02.2021	Signed: RW
Authorisation	17.02.2021	Signed: AT

Report Author Richard Whittaker