

Application Number:	23/00492/HOUS
Location:	16 Rochbury Close Rochdale OL11 5JF
Proposal:	Single storey rear extension following demolition of existing conservatory
Applicant:	Anjum Siddiqui
Case Officer:	Chelsea Petrillo
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)?	N/A

Location

16 Rochbury Close is a bungalow located within a cul-de-sac in the Bamford ward of Rochdale situated within a Defined Urban Area as allocated under Saved UDP policy G/D/1. The dwelling has undergone significant extensions in past years to increase the extent of the original dwellinghouse however had continued to maintain the overall bungalow form. The dwelling benefits from sufficient front and rear garden space, a driveway, an attached garage within the side extension as well as vegetation to the rear boundary which provides a degree of screening from surrounding properties.

Description of Proposal

Permission is sought for a flat roof single storey rear extension in lieu of the existing conservatory which is to be demolished to make way for the proposed works. The extension is proposed to project 3.9m from the original rear elevation and span 7.2m in overall length constructed from matching materials to those present on the existing dwelling.

Relevant History

01/D38574 Single Storey Rear/Side Extension to Dwelling
Granted May 2001

04/D44591 Two Storey and Single Side Extension to Dwelling Including Rear
Dormer Extension

Withdrawn December 2004

05/D45173 Single Storey Extension to Side/Rear of Dwelling (Resubmission of D44591)
Granted May 2005

11/D54045 Erection of Conservatory to Rear of Dwelling
Granted March 2011

22/00934/HOUS Single Storey Rear Extension
Granted October 2022

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No public 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy P3 of the adopted Rochdale Core Strategy requires all new developments, to adhere to high standards of design. Policy DM1 of the Adopted Rochdale Core Strategy requires "development to be of a high quality design taking the opportunity to enhance the quality of the area."

Paragraph 5.1 of the SPD sets out guidance for house extensions to which it states that "they should be designed to be in keeping with the host property and generally should be subservient to it". The proposed development would demonstrate good design principles and would not surpass the existing roof ridge of the bungalow. The proposed rear extension projects a small distance relative

to the extent of the host dwelling similar to that of the existing conservatory. The extension would not be so large it would overbear works already approved and implemented

The proposed single storey rear extension would incorporate a flat roof form, although not found locally on the host dwelling, which is considered acceptable given the extension will be out of view from public vantage points. The development would be constructed in materials coherent with that on the host property and wider street scene. Window proportions would be in keeping with those on the existing and be of the same brown UPVC style.

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

Residential amenity is considered under Policy DM1 of the Core Strategy which states new development should “not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.

Paragraph 5.6 of the SPD sets out maximum standards for single storey rear extensions: *“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 extension projects 3.9m from the original rear elevation and is set approx. 13m away from the common boundary shared with the adjacent properties no.11 and no.14 Rochbury Close, both of which feature an orientation away from the host dwelling. Furthermore, the impact to the property to the immediate west, no.11, is considered minimal given the extension will be shielded by the single storey side extension to which this works will not surpass.

There is not considered to be any additional impact to the neighbours bordering the curtilage to the rear, particularly due to a patch of dense woodland to the north-west of the rear curtilage which provides a degree of shielding between the common boundary shared with 43 Bamford Way.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms with the exception of the dining room which will remain unchanged post development and the kitchen which is to be extended and form the internal space of the new extension.

In addition, the property will retain a suitably sized rear garden with a functional 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

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

- A 1926 /3 Proposed Site and Ground Floor Plans
- A 1926 /4 Proposed Elevations

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	10.07.2023	Signed: CP
Authorisation	09.08.2023	Signed: TH

Report Author Chelsea Petrillo