APPLICATION NUMBER: 20/01288/HOUS

Application Number:	20/01288/HOUS
Location:	15 Oakley Way Wardle Rochdale OL12 9DY
Proposal:	Proposed single storey front and rear extension
Applicant:	Mr & Mrs Maclean
Case Officer:	Ryan Killeen
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

This application relates to no.15 Oakley Way, a two-storey detached dwelling sited on a new-build estate in the Wardle area of Rochdale. The dwelling faces northeast towards the highway, adjacent to no.11 Oakley Way to the east and no.17 Oakley Way to the west. The dwelling benefits from off-street parking provisions to the front (north) of the dwelling and the southern rear boundary of the curtilage abuts the rear garden of no.4 Wayfarers Way. These properties are arranged linearly and are separated by a 1.8m high, close boarded timber fence.

Description of Proposal

The application proposes a single storey front extension that would infill the space between the existing principal elevation and the front projection that contains garage space and a front porch.

The application also proposes a single storey rear extension that would have a projection of 3m and a width of 3.6m, measured from the eastern side elevation. A mono-pitch, lean-to roof is proposed with a height to eaves of 2.45m and a maximum height of 3.5m.

The proposals are to be constructed out of materials to match the appearance of the existing dwelling.

Relevant History

05/D46195	Outline Application for a residential development incorporating employment (live/work units) community use and public open space. Granted Subject to Conditions – January 2007
10/D52815	Application for New Outline Planning To Extend Time Limit of Planning Application D46195 (Outline Application for Residential Development) Granted Subject to Conditions – June 2010
13/01241/REM	Reserved Matters following outline planning (For means of appearance, layout and scale) for 77no. residential dwellings. Granted Subject to Conditions – March 2014

Representations

Letters of notification were sent to all surrounding properties. One neutral comment was received as well as one letter of support.

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

None Applicable

Assessment

Design: DM1 and P3

- The proposals contained within this application seek to continue the existing design language of the dwelling and surrounding street scene. Dwelling types are not consistent within the street scene and therefore the proposal to include a minor front extension to infill the space between the principal elevation and existing front projection would not appear prominent within the street scene, and is considered to integrate well into the design of the existing dwelling.
- Whilst the rear extension would appear at odds with the existing dwelling by virtue of its half-width, it's siting towards the rear results in it being completely obscured from view of public vantage points within the street scene of Oakley Way. In the absence of harm, it is considered acceptable in this regard.
- Further to the above, the scale of the proposals are considered acceptable, and the proposed materials to match will suitably integrate the proposal into the existing dwelling. A condition has been included to ensure a suitable match and satisfactory appearance.
- 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

Overlooking and Overshadowing

- The property is detached and under the guidelines contained within section 5.6 of the SPD, would be eligible for a 4m rear projection as the rear elevations of the adjacent dwellings are in alignment.
- The proposed rear extension would have a projection of 3m, according with the requirements of the SPD and adequately preserving light and outlook from the rear windows and gardens of adjacent dwellings. Due to the minor projection of the front extension, it too is considered to be acceptable in this regard.

Privacy

- As the proposals are single storey, ground floor developments, there are no concerns with a loss of privacy between directly facing habitable rooms.
- The side facing doors to the rear extension are considered to adequately preserve the privacy of the adjacent occupiers by virtue of the existence of a 1.8m high close boarded boundary fence.

Occupier Amenity

- All habitable rooms are to be supplied with adequate light and outlook. A sufficiently sized rear garden for a dwelling of this size would remain.

- In light of the above, it is considered that 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/Grant subject to the following conditions/Refuse**

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:-

   - 2215/LO1 – Location Plan
   - 2195/EO1 – Existing Floor Plans
   - 2195/EO2 – Existing Elevations
   - 2195/PO1A – Proposed Floor Plans
   - 2195/PO2A – Proposed Elevations

   and the development shall be carried out in complete 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	26/10/2020	Signed: RK
Authorisation	23/11/2020	Signed: KN

Report Author Ryan Killeen