Application Number:	**19/00057/HOUS**
Location:	Briar Dene 37 Heywood Hall Road Heywood OL10 4UU
Proposal:	Single story side and rear extension including demolition of existing garage
Applicant:	Mrs Leigh-Ann Reynolds
Case Officer:	Neil Harkin
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to 37 Heywood Hall Road, a two storey semi-detached dwelling in North Heywood. The dwelling is adjoined to 39 Heywood Hall Road to the east and is also adjacent to 35 Heywood Hall Road to the west. The front elevation of the dwelling stands opposite 32 Heywood Hall Road and the rear boundary of the site backs on to an area of woodland.

Description of Proposal

The application proposes the construction of a single storey side and rear extension which would wrap around the northwest corner of the original dwelling.

Relevant History

N/A

Representations

Letters of notification were sent out to adjoining dwellings and no representations have been 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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed extension is designed with a hipped roof which would reflect the design of the original dwelling whilst reducing the visual prominence of the extension from neighbouring properties.

The proposed rear extension has bi-fold doors and roof lights, which is a common design found on many residential extensions and is therefore considered acceptable in this location. The proposed extensions would also be constructed form materials which would match those used in the construction of the original dwelling and therefore are considered acceptable.

The proposed side extension would retain a 1m passage way to the side boundary which would allow refuse bins to be stored to the rear of the property out of public view. 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

The proposed extension would accord with the projection limit set by the SPD as it would not extend past the rear elevations of No.35 or 39 Heywood Hall Road by more than 3m. As such it is not considered that the proposed extensions would result in an overbearing impact to the rear habitable room windows and amenity space belonging to these dwellings.

The proposed side extension would include ground floor windows facing towards the side elevation of 35 Heywood Hall Road. These windows would not serve habitable room windows, however would be in close proximity to the windows within the side elevation of No.35. In order to prevent a harmful outlook from these windows, a condition will be attached to an approval requiring these windows to be obscurely glazed.

Furthermore, the proposed rear extension would include bi-fold doors which would face out towards the rear of the site. However there are no dwellings to the rear of the site which would be affected by these doors.

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. This permission relates to the following plans:-

   - Existing Site Location Plan
   - Existing Site Plan
   - Proposed Site Plan
   - Existing Plans and Elevations – 1820P.01
   - Proposed Plans – 1820P.04
   - Proposed Elevations – 1820P.05

   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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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 hereby permitted the windows in the ground floor on the side elevation facing west shall be fitted with 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	21.02.2019	Signed: NH
Authorisation	08.03.2019	Signed: DR