

Application Number:	23/01304/HOUS
Location:	71 Peel Street Rochdale OL12 6PN
Proposal:	Single storey rear extension
Applicant:	Mohammed Ramzad
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

71 Peel Street is a two-storey end terrace dwellinghouse located in the Spotland and Falinge ward of Rochdale and located just west of the St Edmunds Church Falinge Conservation Area. The property itself is situated within a street scene which exhibits a predominance of terraced dwellings finished with a mixed material palette such as render, pebble dash and red brick.

The west of the site borders a footpath which provides access to the rear of the dwellings which form the associated block.

Prior to the implementation of the approved 2012 application for a two storey side extension, the application site was unique in that it featured a driveway access on its curtilage running along the western side of the dwelling which provides an uncharacteristically wide break between the terraces. Parking is now facilitated on-street adjacent to the dwellings frontage.

Description of Proposal

Permission is sought for a single storey rear extension projecting 4m along the western side elevation and 2.8m along the eastern side elevation, adjoining to the existing single storey rear extension. The extension would host a lean to roof, be constructed in matching materials and extend up to both side boundaries, respectively.

Relevant History

84/D17306

Garage
Granted December 1984

12/D55491

Two Storey Side and Single Storey Rear Extensions to Dwelling
Granted June 2012

20/01535/HOUS

Two storey side extension
Granted February 2021

Township/Member comments

None Applicable

Consultee responses

Conservation and Design

Thanks for consulting us on this application. The application site is an end terrace property located immediately adjacent to the St Edmunds Church Falinge Conservation Area.

The proposal is for the construction of a single storey rear extension. As a result it would not be readily visible from public viewpoints.

On this basis, it is considered that the proposal would not harm the character and appearance of the Conservation Area. It would have a neutral impact on the significance of this designated heritage asset.

Representations

Letters of notification were sent to surrounding properties. 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 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 introduction of an extended single storey rear extension, taking into account the presence of the existing single storey rear extension which the extension would adjoin, is not considered to present any immediate design concerns. The extension itself, although staggered with two projection distances by virtue of it extending to cover the width of the previously approved two storey side extension, is considered to project a sensible distance relative to the depth of the main dwellinghouse therefore is considered a proportionate addition.

Having regard to previous applications, much of the impact to the street scene arises from the presence of the previously approved two storey side extension. Given both the original dwelling and the two storey side extension would shield the rear extension from the street, the implementation of the works is not considered to raise any concern in regard to its impact to the street scene.

The material palette of the extension is considered to visually respect that on the host dwelling as it is to be constructed in matching materials.

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 and the SPD.

Paragraph 5.6 of the SPD sets out the following guidance for single storey rear 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 extension hosts two projection distances. When measured along the common boundary shared with the adjoining property, no.69 Peel Street, the extension projects 2.8m forward of the adjoining rear elevation thereby compliant with the above guidelines. Where it is noted the extension may pose a slight loss of outlook to the ground floor window close to the common boundary, the harm is not considered to be any greater than that which can be carried out under PD.

When measured from the rear most elevation closest to the boundary in regards to the detached dwelling to the west, no.75 Peel Street, the extension projects 1.4m forward therefore also compliant with the above guidelines and not considered to pose any amenity concerns.

Section 4 outlines the following minimum principal in reference to space standards for new residential development;

- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room

When measured from the rear elevation of the rear extension which hosts principal windows to habitable rooms, the separation distance would be 11.8m therefore in exceedance of the above guideline. It is noted the bi-folding doors also host the same room there the kitchen is to receive adequate light.

The rear of the dwelling sits directly adjacent to the rear 73A and 73B to which both properties benefit from rear extensions however, none of which host principal windows to habitable room windows.

Taking into consideration the previously approved and implemented extension, the plot is generous in which it would maintain a suitably sized rear garden for the enjoyment of the occupiers.

All habitable rooms in both the extension and main dwellinghouse are to benefit from adequate light and outlook including the existing dining room which is to receive sufficient light passed through from the presence of the bi-folding doors given the existing wall is to be removed to form an open-plan internal 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. This permission relates to the following plans:-

- Location Plan
- Existing and Proposed Site Plan
- Sheet 2 Proposed Plans and 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 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.

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	01.02.2024	Signed: CPetrillo
Authorisation	19.02.2024	Signed: TH

Report Author Chelsea Petrillo