

APPLICATION NUMBER: 24/00545/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00545/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 30.08.2024 EXT OF TIME

Address: 99 Curzon Close, Rochdale, OL11 2SH

Proposal: Single storey front/side extension together with relocation of side door

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RK

DATE: 29/08/2024

SITE

The application relates to no. 99 Curzon Close, a two-storey semi-detached dwelling located in Kirkholt. The property previously comprised of two flats, later converted into a single dwelling. The dwelling is sited at the end of the cul-de-sac and is adjoined by nos. 101 and 103 Curzon Close to the north-east, adjacent to no. 95 Curzon Close to the south-east and faces the highway to the south-east.

PROPOSAL

Planning permission is sought for a single-storey extension which projects 2.74m and 1.87m from the front and side elevation of the dwelling respectively. It is set back from the main front wall of the dwelling by 0.23m and is characterised by a hipped roof form with a ridge height of 3.8m and a height to eaves of 2.92m.

The submitted plans also indicate the alteration of the existing ground floor side elevation entrance door.

The proposals would be constructed from materials matching the host dwelling.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

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):

RELEVANT SITE HISTORY

24/00333/CPL - Application for a certificate of lawfulness for a proposed single storey side extension and internal alterations – Refuse

Officer's Comment:

- ❑ The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (e) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the development would extend beyond a wall which forms the principal elevation.

CONSULTATION RESPONSES

Highways and Engineering

Highways have no objections to the proposal which is unlikely to impact upon the highway.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

ANALYSIS

Design and Appearance

- ❑ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ❑ The proposed development comprises a minor front and side extension which infills a recessed space to the south-east corner of the host dwelling. Notwithstanding its front projection, the extension would remain set back from the main front wall of the host dwelling which would be acceptable. The single-storey form of the extension would appear subservient to the host dwelling. The use of a hipped roof form would also be in keeping.

- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ Likewise, it is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ Taken as a whole, the proposed development would not unduly harm the character and appearance of the street scene and would be acceptable, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE, and the NPPF.

Residential Amenity

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Taking into account of Section 5.6 of the SPD, which is also applicable to front extensions, the proposed extension complies with the space requirements set out and is not considered to result in significant amenity impacts to neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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.

Highways and Parking

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal would result in the increase of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy. Notwithstanding, the proposed works would not impact on the existing provision of off-street parking spaces to the front driveway.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

RECOMMENDATION

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 – received 07/06/2024
- ☐ Existing and Proposed Site Plan – Drawing No. 04 Rev. P2 received 05/07/2024
- ☐ Existing Floor Plans and Roof Plan – Drawing No. 01 Rev. P1 received 07/06/2024
- ☐ Existing Elevations – Drawing No. 02 Rev. P2 received 07/06/2024
- ☐ Proposed Floor Plans and Elevations – Drawing No. 03 Rev. P3 received 07/06/2024

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, the adopted Places for Everyone Joint 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure 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.

Report Author Sam Yuen