APPLICATION NUMBER: 21/00401/HOUS

Application Number:	21/00401/HOUS
Location:	6 Verdant Way Rochdale OL16 4QY
Proposal:	Single storey side extension, excavation of land to the side to lower ground level and provision of surfacing
Applicant:	Mr Scott Lowe
Case Officer:	Majid Mir
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

The application relates to 6 Verdant Way, a two storey detached property located in residential area of Rochdale. No. 6 is located close to the end of a cul-de-sac.

Description of Proposal

The applications seeks planning permission for:

- a single storey side extension which would house an enlarged kitchen/dining/living room, and
- excavate the land to the side to create a patio and lowered garden area.

Relevant History

04/D4340 First Floor Side Extension To Dwelling
Decision: Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Rights Of Way Officer
Not applicable.

Representations

Letters of notification were sent to all surrounding properties, no responses were received.

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 proposed extension would use materials that would match the host property. The roof of the proposed extension would have a gable roof design, which would be in keeping with the host property. The glazed floor to ceiling gable ended elevation and the glazed corner windows would differ from the design found in the local area. Overall, the proposed extension is appropriately designed and would broadly adhere to the design principles of the host property. It is also noted that one of the neighbouring properties does have a flat roofed rear extension that is clearly visible from the highway.

- The proposed extension would represent a subservient addition to the host property and would not adversely impact the character and appearance of the host property and surrounding street scene.

- The application proposes to excavate land to the side of the host property and create a patio and lower garden area. It is noted that the neighbouring property of no. 4 is set on lower ground. Additionally, it is noted that there is already tall boundary treatment between the side garden area of no. 6 and the highway. The addition of the lower patio and garden area would have limited impact on the visual amenity of the street scene.

- On balance, 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 SPD requires a distance of 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room. The proposed extension would be between 9.3m and 10.1m from the side elevation of the neighbouring property of no. 4. However, it is noted that no. 6 is set on higher ground than no. 4. Taking in to consideration that the proposed extension would have a glazed side elevation and smaller windows on the rear and front elevation, it is considered the room would retain a sufficient amount of light and outlook for the room.

- There are a number of windows on the ground and first floor side elevation of no. 4 that face towards no. 6. The first floor windows are obscured and appear to be for bathrooms. The windows on the ground floor are thin tall windows, and appear to be for non-habitable rooms. Looking at previous plans, it appears, that one window is for a bathroom and two windows are for the study. It is also noted that there is also a window to the front for the study.

- It is considered that the proposed extension would not unduly impact on the amenity of any of the other neighbouring properties.

- It is noted that the proposed lower garden area would be close to the shared boundary with no. 4. The proposed lower garden area would be slightly higher than ground level at no. 4 and would not be any higher than it is at present. It is therefore considered the addition of the lower garden area would not unduly impact on the amenity of no. 4.

- On balance, the proposal would not unduly impact on the amenity of the occupants of the host property and the neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The property would retain off-street parking space for at least two vehicles. The provision of off-street parking spaces available at the property would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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 & Block Plan. Drawing no: 898.000
   Existing Site Plan. Drawing no: 898.005
   Existing Floor Plan. Drawing no: 898.001
   Existing Elevations. Drawing no: 898.002
   Proposed Floor Plan. Drawing no: 898.003
   Proposed Elevations. Drawing no: 898.004

   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	25/01/21	Signed: MM
Authorisation	27/05/2021	Signed: KN

Report Author Majid Mir