

Application Number:	23/00946/HOUS
Location:	896 Oldham Road Rochdale OL11 2BN
Proposal:	Two storey side extension with pitched roof and car port following demolition of existing car port. Single storey rear extension together with alterations to fenestration on rear and side ground floor elevations
Applicant:	Mr Scott Stevenson
Case Officer:	Chelsea Petrillo
Recommendation:	Refuse

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

896 Oldham Road is a two-storey semi-detached property located in the Balderstone and Kirkholt ward of Rochdale to which is borders designated Green Belt land but not directly sited within. The property adjoins to no.894 to the north and sits adjacent to no.898 to the south and no.897 to the front. The property currently benefits from generous front and rear garden space, a driveway to the front, a carport to the side and a detached outbuilding to the rear.

Description of Proposal

Permission is sought for a two-storey side extension with a half hipped roof matching the roof form of the original dwellinghouse. The extension would be flush with both the existing roof ridge and front elevation and would comprise an undercroft parking space at ground floor. The first floor features 1no rooflight to each roof slope.

Permission is also sought for a single storey lean-to rear extensions projecting 1.3m from the existing rear elevation and 4m from the existing single storey rear projecting element as well as alteration to fenestration on the side and rear elevation.

Relevant History

12/D55500 Erection of single storey rear extension and replacement rear dormer and construction of detached garage to rear of property
Granted March 2012

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

The proposed extension would not have any impact on the current parking arrangements for the dwelling with adequate residual parking space on the existing driveway.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties and a site notice was posted outside the property. No letter of representations 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

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

Policy P3 of the adopted Rochdale Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires *“development to be of a high quality design taking the opportunity to enhance the quality of the area.”*

It is first noted that many dwellings along the latter section of Oldham Road have been subject to development in previous years. Therefore to extend the dwelling at the side at two-storey level is considered acceptable in principle however, the design of the development is considered to demonstrate a lack of subservience to the original dwellinghouse.

The development is also proposed to extend close to the common boundary therefore paragraph 5.11 of the SPD is relevant in which it states *"Where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the character of the property and the area."*

Paragraph 5.12 sets out the following to avoid a proposal contributing to a terracing effect;

- (i) *The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house (Figure 8); OR*
- (ii) *The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house (Figure 9)*

With reference to the above projection distances, the plans do not indicate the proposed two-storey side extension would be set down from the original ridge or set back from the front main wall of the house therefore to construct an extension which would form a flush continuation of the existing house is considered unacceptable in this regard.

It is acknowledged that whilst the adjacent house along the common boundary, 898 Oldham Road, does not host a two-storey side extension, it does currently host a single storey side extension which sits along the common boundary therefore for the side extension to extend close to the extensions is considered to present a form of terracing by virtue of the loss of a distinct visual break between the properties. The significant loss of visual space at two-storey level combined with the side extension at the neighbouring property is considered to give rise to an unacceptable terracing effect.

The house forms one part of a pair of semis with strong symmetry across the pair. The extension would not achieve a subservient visual relationship to the existing house and as such would undermine the symmetry shared between the application site and no. 894.

Further to the above, the siting of the two-storey side extension is however considered to principally respect the relatively strong building line along this portion of Oldham Road by virtue of not extending beyond the main front wall of the house as well as visually respecting the original half-hipped roof form.

The single storey extension at the rear is proposed to sit flush with the existing single storey rear projecting element therefore not presenting a scale which would appear out-of-context for this dwelling. The rear extension demonstrates good design principles and is considered to visually respect the proportions and visual amenity of the host property by incorporating the existing roof form of a lean-to at the rear.

The alteration to fenestration on the side and rear are considered acceptable and would match existing proportions on the original dwellinghouse.

The material palette of the extension and alterations are acceptable and not considered to compromise the visual amenity of the dwelling given it would visually respect that present on the existing dwelling.

In view of the above assessment, the two-storey side extension is not considered to be constructed in line with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

With reference to the two-storey side extension, the SPD does not explicitly set out guidance for projection distances in this regard, however, the side extension is not considered to present any immediate amenity concerns to surrounding properties.

Paragraph 5.6 of the SPD sets out the below guidelines for projection distances in relation to 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 single storey rear extension is proposed to project 1.3m from the rear elevation. It is noted the adjoining property, no.894 Oldham Road, as originally built hosts the same architectural feature of a projection single storey rear element to the rear away from the common boundary. Therefore when measured along the common boundary from the rear elevation of the projecting element at no.894, the proposal would be in accordance with paragraph 5.6 of the SPD and not considered to pose any amenity concerns to the adjoining property.

Section 4 of the SPD sets out minimum space standards for principal windows to habitable rooms. The submitted plans indicate all windows would comply with these distances and would receive adequate light and outlook and are therefore acceptable.

Sufficient garden space is to be retained post development given the dwelling hosts substantial front and rear amenity space for the enjoyment of the occupiers.

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: DM1 and T2, Appendix 5

The dwelling, post development, would retain the 13m driveway to the front of the property with additional space to the side. Although the number of bedrooms is to increase by one, this is not considered to impact upon the existing parking provision and would remain in accordance with T2 and DM1.

The proposal is also not considered to present any concerns in relation to pedestrian safety.

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

Recommendation: Refuse

1. By virtue of the design and scale of the two-storey side extension, the development is considered to give rise to an unacceptable terracing effect when constructed close to the common boundary. The scale of the extension is considered to erode the existing visual break between the host property and no.898 Oldham Road given the adjoining property hosts a single storey side extension along the common boundary. The proposed extension would fail to achieve visual subservience to the existing building and would therefore undermine the symmetry of the house and it's attached neighbour. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	Officer
Report Completed	25.09.2023	Signed: CP
Authorisation	17.10.2023	Signed: TH

Notes for the Applicant:

For the avoidance of doubt, the above decision relates to the following plans;

- Location Plan
- 768-06 Proposed Site and Block Plans
- 768-07 Proposed Ground Floor Plan
- 768-08 Proposed First Floor Plan
- 768-09 Proposed Roof Plan
- 768-10 Proposed Elevations

Report Author Chelsea Petrillo