APPLICATION NUMBER: 21/00384/HOUS

Application Number:	21/00384/HOUS
Location:	51 Mentmore Road Rochdale OL16 3AE
Proposal:	Part two storey, part single storey rear extension including enlargement of window in side elevation
Applicant:	Mr Badrul Islam
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 51 Mentmore Road, a two storey semi-detached property located in a residential area of Rochdale.

Description of Proposal

The applications seeks permission for a part two storey and part single storey rear extension, and to insert a larger window on the ground floor of the side elevation.

Relevant History

20/01267/HOUS Proposed three storey rear extension.
Decision: Refuse. Reason for refusal:

1. The proposal, due to its design, size and massing would result in an extension with significant mass, which would appear as a dominant and incongruously sized addition to the detriment of the character and appearance of the host property. As such, the proposal is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2. By virtue of its siting and scale, the proposed rear extension would result in an

unacceptable impact on neighbour amenity, due to loss of light and overbearing impact to the rear windows and rear garden area of the neighbouring properties of 49 Mentmore road and 53 Mentmore road. The proposed development would, therefore, be contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

20/00077/HOUS	Part two storey, part single storey rear extension including enlargement of window in side elevation. Decision: Grant subject to conditions

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

None 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

- A number of design elements of the proposed extension have been amended from the previous application that was approved planning permission (20/00077/HOUS). The chamfered edge on the ground floor is more pronounced than in the previous application. A small chamfered edge has also been incorporated in to the first floor extension. Though the chamfered edge is not a preferred design option, it is however, in principle been accepted with the previous application that was approved. Additionally, the proposed extension would be sited to the rear of the property and would be screened from view from the street scene by the host property and the neighbouring properties.
- The other change is in the design of the roof. The previous application that was granted planning permission had a hipped roof with the ridge height of the proposed extension being set approximately 0.4m below the ridge height of the host property. The application is proposing a gable roof with the ridge height of the proposed extension being set level with the ridge height of the host property. The gable roof design is considered appropriate for the host property as it would match the gable design of the host property. The proposed ridge height would not project beyond the ridge height of the host property and is considered on balance as being acceptable.
- The proposed materials to match existing would result in a satisfactory appearance.
- Due to the chamfered edge, one of the windows on the ground floor will not line up with first floor window. Though this is not preferable, the rear will not be visible from the street scene. Furthermore, it is noted that the existing fenestration is of poor quality, which does not line up and is of varying sizes.
- 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

- On the northern side, the single storey extension would project out by 4.2m, and although this would marginally exceed the standards set out in paragraphs 5.5 – 5.7 of the SPD by approximately 0.2m, it is considered that the additional 0.2m would not lead to an undue loss of amenity. Furthermore, it is noted that the previous application that was granted planning permission had a single storey extension that projected out by 4.2m.
- The proposed extension would sit close to the shared boundary with no. 49. The addition of the chamfered edges allow for the proposed ground floor and first floor elements of the proposed extension to meet the requirements set out in paragraphs 5.5 – 5.10 of the SPD.
- The proposed rear extension would accord with the requirements of paragraph 4.1 and would not unduly encroach the habitable room windows of surrounding occupiers.
- Looking at the increase in the size of the window on the ground floor side elevation of the host property, it is noted that there are no windows on the side elevation of no.53 Mentmore Road which would be impacted by the increased size of the proposed dining room window.
- In regards to the applicant's amenity, the window would service a dining room, however, the window would be located by the stairway. It is considered

that the room would receive a sufficient amount of light and outlook from the enlarged window.

- On balance, 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 proposed extension would not impact on the existing supply of street parking. Additionally, there is sufficient space to the front of the property to add an additional off-street parking space if required.
- 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 plan
   - Existing site plan, existing elevations and existing floor plans. Drawing no: B1546A/1
   - Proposed site plan and proposed floor plans. Drawing no: B1546A/2
   - Proposed elevations. Drawing no: B1546A/3

   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	06/05/21	Signed: MM
Authorisation	7/05/2021	Signed: KN

Report Author Majid Mir