

APPLICATION NUMBER: 22/01151/HOUS

Application Number:	22/01151/HOUS
Location:	89 Park Road Rochdale OL12 9BP
Proposal:	Part two and part single storey rear extension following demolition of existing conservatory
Applicant:	Mr Tahseen Ali
Case Officer:	Chelsea Petrillo
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 a two storey dwelling located on a residential street in central Rochdale. There are two adjoining properties either side (no.87 Park Road and no.91 Park Road) and the property is adjacent to Alice Street to which it faces East onto the Park Road highway. The rear boundary of the dwelling's curtilage borders a band of protected recreational open space to the West to which it benefits a large rear yard situated above the Hey Brook River. The site lies within Flood Zone 3 as defined by the Environmental Agency.

Description of Proposal

The application is seeking planning permission for a part two and part single storey rear extension following the demolition of the existing single storey rear extension. The existing single storey rear conservatory will be demolished to allow for the proposed development. The proposed two storey element would project approx. 2.4m from the rear elevation original build and would feature a maximum height of approx. 6.4m and a height to eaves of approx. 5.2m. The proposed single storey extension would extend approx. 4m from the rear elevation original build and 1.5m from the proposed two storey extension. It would feature a height to eaves of 2.7m.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

Environment Agency

The proposed development falls within Flood Zone 3, which is land defined in the planning practice guidance as being at risk of flooding. We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted further on this matter.

Advice to applicant: environmental permit

The proposed site location is nearby to Hey Brook, a designated main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- ☐ On or within 8 metres of a main river (16 metres if tidal)
- ☐ On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- ☐ On or within 16 metres of a sea defence
- ☐ Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- ☐ In a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Representations

Letters of notification of the proposed development were sent to 6 neighbouring properties. No 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
G8	Managing water resources and flood risk
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 DM1 of the Rochdale Core Strategy (CS) 2016 requires that proposed developments demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area”. Policy P3 of the Rochdale Core Strategy (CS) 2016 states that new developments must “enhance the boroughs 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 in general”.
- ☐ As set out in Paragraph 5.1 of the SPD, it is stated that a new development “should be designed to be in keeping with the host property and generally should be subservient to it”.
- ☐ The material palette for the proposed development would be constructed to match the original dwelling and wider street scene. The roofing of both the part two and part single storey extensions feature hipped roofs, an acceptable design by the standards of the SPD in keeping with the current roof form of the existing structure and overall street design. The proposed development plans would appear proportionate to the host property and would not feature a scale or massing which is out of character for the surrounding area.
- ☐ The proposed two storey rear extension would feature a lower ridge line of 1.15m from the existing roof therefore it is considered of having form of subservience and respecting the visual amenity of the surrounding street scene

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ Paragraph 5.6 of the SPD sets out that single storey extensions to attached properties should not exceed a point 3 metres along the common boundary. Paragraph 5.7 states that the distance referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

- ☐ Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s). Paragraph 5.10 goes on to state that where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).
- ☐ The single storey element of this proposal projects 4m at ground level. By the SPD, this would not have an unacceptable impact on no.87 Park Road due to the presence of a single-storey extension at no.87 which projects approx. 4m from the rear elevation. The proposed extension has a chamfered corner on the side adjacent to no.91, meaning that it also complies with paragraph 5.7 in respect of this neighbour. The two-storey element of the proposed extension projects 2.4m from the rear elevation. This complies with paragraph 5.9 of the SPD in respect of both neighbouring properties. On this basis, no unacceptable loss of light or outlook will be caused to the occupiers of the neighbouring properties.
- ☐ The proposal would allow for the existing kitchen to be enlarged and opened up to the new dining room, and an existing bedroom on the first floor to be enlarged. These rooms would therefore continue to benefit from adequate light and outlook.

Summary

In summary, the proposed extension will not unduly impact the amenity of the occupants of neighbouring properties or the application property, in accordance with policies DM1, the SPD and the NPPF.

Flood Risk: G8

- ☐ Policy G8 of the Rochdale Core Strategy states that all applications must ensure "that all new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream".
- ☐ The site lies within Flood Zone 3. However the submitted Flood Risk Assessment states that the floor level of the extension will not be any lower than that of the existing dwelling. The proposal therefore accords with the Environment Agency's standing advice for minor extensions.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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 FLOOR PLAN, ELEVATION & SITE PLAN
- PROPOSED ELEVATIONS
- PROPOSED FLOOR PLAN & SITE PLAN

and the development must be carried out in accordance with the 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 Policy DM1 and Policy P3 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	8.12.22	Signed: C.P
Authorisation	9.12.22	Signed: A.T

Report Author Chelsea Petrillo