

Application Number:	23/00217/HOUS
Location:	25 Glamis Avenue, Heywood, OL10 2LX
Proposal:	Two storey side extension
Applicant:	Mr & Mrs Richardson
Case Officer:	Bob Melling
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application property is a two-storey, semi-detached house located within the Defined Urban Area. The property faces southeast onto the highway, adjoins no. 27 Glamis Avenue to the northeast and is adjacent to no. 23 to the southwest. The rear garden extends some 12m to the rear boundary of curtilage, beyond which lies a run of semi-detached dwellings along Sycamore Avenue.

The houses in the street utilise mostly dark brickwork and feature double height bay windows to the front façade. The subject property has a single storey rear extension and a sufficiently sized rear garden bounded by timber panel fencing of around 1-2m in height, with off-street parking to the front of the property.

Description of Proposal

Permission is sought for a two storey side extension that would project 2.79m from the existing side elevation, be set back 1m at both levels from the existing front elevation and be set flush with the rear elevation of the original build. It would include a hipped roof design with an eaves height to match existing and a ridge line set lower than existing.

Fenestration for the development is proposed as a set of double timber doors to the front elevation (ground floor) to serve the bin store, a window to the front elevation (first floor) to serve a bedroom, a set of patio doors to the rear elevation (ground floor) to serve the TV room and a full-height window to the rear elevation (first floor) to serve the walk-in wardrobe.

The proposed development would be constructed in materials to match existing.

Relevant History

06/D48033 Conservatory Extension To Rear Of Dwelling
Decision: Grant subject to conditions

05/D46334 Two Storey Side And Single Storey Rear Extension To Dwelling
Decision: Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. 2 letters of support were received in response to the proposed development and these are summarized below:

- There will be no loss of light.
- The extension will benefit a growing family.
- It will look nice.

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

N/A

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The proposed two storey extension would incorporate a hipped roof and be set sufficiently below the existing ridge. The extension would be set back 1m from the existing front elevation and appear subservient to the host dwelling.

The proposed extension would be constructed in a materiality consistent with the host dwelling and wider street scene. Whilst the timber doors to the front elevation would contrast with the materiality of the existing fenestration, this is considered acceptable given that the doors are painted in a colour consistent with the existing fenestration.

Paragraphs 5.11 - 5.13 of the SPD details the requirements of side extensions in order to prevent the terracing effect, requiring two storey side extensions sited within 1m of the side boundary to be set back from the front elevation by 2m at a first floor level or 1m at both a ground floor and first floor level. Given that the proposed side extension would be set back 1m from the existing front elevation at both ground and first floor level, it is considered that the proposed extension would not give rise to a terracing effect with the neighbouring property. This scale, design and layout of the extension would also ensure that it appears as a subservient addition and result in no undue harm to the existing street scene.

Paragraph 3.12 of the SPD states "residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets." The submitted plans confirm that the proposed extension would include internal space for the storage of bins. This would minimise any visual harm to the surrounding street scene and is considered acceptable.

The scale and 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

Policy DM1 of the Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Section 4.1 of the SPD outlines the minimum spatial standards developments are required to accord with.

The proposed two storey side extension is set against the common boundary with the adjacent property at no. 23 Glamis Avenue. It should be noted that the facing side elevation of the adjacent dwelling has one door with a glazed panel (ground floor), one window on the ground floor and two windows on the first floor, all of which are obscurely glazed. Therefore, the two storey side extension, which is set against the backdrop of the existing two storey side elevation, is not considered to unduly impact the light and outlook received by any principal windows to habitable rooms. Additionally, given the flush relationship of the extension with the original rear

elevation and the layout with the neighbouring property, the extension would result in no undue impacts, in respect of overbearing relationship, overshadowing or loss of privacy, on the enjoyment of the neighbouring gardens.

In respect of the neighbours beyond the rear boundary of the property (Sycamore Avenue), the proposed fenestration to the rear elevation is not considered to result in undue harm to the neighbouring amenity given the 14.7m distance to the directly facing boundary of the curtilage.

The dwellings to the front have an existing facing distance of some 18m. The proposed window (first floor) to the front elevation is set back 1m from the existing front elevation and is not considered to result in undue harm to the facing neighbours beyond that which is existing

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms, in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Paragraph 111 of the NPPF states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Whilst the proposed development removes the existing side access, it is noted that the development retains the existing area of hard standing to the front and side which has the capacity for two off-street parking spaces.

Therefore, the provision of off street parking is in accordance with the requirements of Appendix 5 of Policy T2 of the CS and is not considered to result in an unacceptable impact upon highway safety.

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:
 - Survey. Drg no. R450-01-A
 - Proposals. Drg no. R450-02-A

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 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	12/04/2023	Signed: BM
Authorisation	24/04/2023	Signed: RC

Report Author Bob Melling