

Application Number:	23/01010/HOUS
Location:	12 Emma Street Rochdale OL12 6QW
Proposal:	Two storey side and rear extension and insertion of 1no window to rear elevation
Applicant:	Mr Mansoor Mahsin
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in by Ward Member?	NO

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
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:

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).

Planning History

23/01011/CPL - Certificate of lawfulness for a proposed rear dormer and roof light.
Granted, 14/11/2023

Amendments

Initial plans proposed a flat roof two storey extension sited between the outriggers at both the application property and that at no.14 Emma Street. Amendments were sought to change the roof form to match that on the existing as the initial form was constituted poor design, therefore a pitched roof was added which stretched across both the extension and existing outrigger.

Amendments were also sought as the plans show the extension to host an enlargement of the existing first floor bedroom which faces the rear of the property. It was considered that with this room being 8m in length, as proposed, the single rear window was not considered to provide sufficient light therefore a roof light was added to the northern roof slope which still was not considered sufficient. The internal

arrangements was then reconfigured to switch the placement of the first floor bathroom and bedroom.

Summary of comments from neighbours, consultees and Planning Panel

Letters of representation were sent to surrounding properties. No public comments were received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	X
Height and massing	X
Facing materials and detailing	X
Roof style	X
Window proportions	X
Bin storage	X
Impact on trees	X

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	X
Light and outlook of application property	X
Remaining garden space of application property	X

Paragraph 5.1 of the SPD states “Extensions and alterations to existing properties, including dormer extensions, should be carefully designed to protect the amenity of the occupants of adjoining properties.”

In reference to any overlooking impact to adjoining rear garden spaces by virtue of the windows to the rear of the extension and that on the rear of the existing two-storey outrigger, it is acknowledged there will be a degree of overlooking of some parts of the neighbouring garden spaces. However, post development, both adjoining properties will still benefit from some outdoor space shielded by the presence of existing outriggers therefore the first floor windows are considered acceptable on this basis.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	X
Parking provision	X

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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
 - 2052 /2 Proposed Site Plan, Floor Plans and Elevationsand 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	07.11.2023	Signed: CP
Authorisation	04.12.2023	Signed: TH