APPLICATION NUMBER: 21/00244/HOUS

Application Number:	21/00244/HOUS
Location:	54 Phyllis Street Rochdale OL12 7NA
Proposal:	Single storey side and single storey rear extension
Applicant:	MR & MRS SHAUN & DANIELLE MALIK
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 54 Phyllis Street, a two storey semi-detached property located in residential area of Rochdale.

Description of Proposal

The application seeks permission to construct a single storey side and rear extension. The proposed extension will wrap around the rear and part of the side elevation of the host property.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties. No representation has been 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

- The side element of the proposed extension will have a lean-to hipped roof, and the rear element will have a lean-to gable roof. The hipped roof design to the front would accord with the hipped roof of the host property. The materials proposed will match those of the existing property. Considering the design, siting and materials proposed, it is considered that the proposed extension would be a subservient addition that would be in keeping with host property.
- When viewing from the front, the side element of the proposed extension will be visible from the highway. However, the proposed extension is sufficiently set back from the front elevation of the host property to have a limited impact on the visual amenity of the street scene.
- The property would retain access to the rear with a minimum gap of approximately 0.9 between the side elevation of the proposed extension and the shared boundary with the neighbouring property. Sufficient space would therefore remain to allow for bins to be stored to the rear and out of view from the street scene.
- 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

- The rear element of the proposed extension would project out by 3.5m from the rear elevation of the host property. However, it is noted that the adjoining neighbouring property of no. 52 Phyllis Street already has single storey extension close to the shared boundary that projects out by approximately 3.1m. The proposed extension would therefore adhere to the guidance that is set out in the SPD for single storey rear extension.
- As no. 54 sits on a bend, the rear of no. 54 and no. 83 Hartley Street angle away from each other. Additionally, no. 83 also has single storey rear extension. It is considered that the rear element of the proposed extension would not unduly impact on the amenity of no. 83.
- The neighbouring property at no. 83 has a window on the side elevation facing towards no. 54. However, this has obscured glazing and appears to service a non-habitable room. Additionally, the side element of the proposed extension is sufficiently set back that it will not unduly impact on the amenity of no. 83.
- All habitable rooms in the property would retain sufficient access to light and outlook.
- The property would retain sufficient open recreational space.
- 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 supply of off-street parking available at the property. The property would retain off-street parking space for two vehicles.
- 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 & proposed block plans. Drawing no: 21.2435.2
   Existing details. Drawing no: 20.2435.1
   Scheme 3 proposed details. Drawing no: 20.2435.SC3.1B

   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	19/03/2021	Signed: MM
Authorisation	6/04/2021	Signed: KN

Report Author Majid Mir