

Application Number:	23/01174/HOUS
Location:	73 Deeplish Road Rochdale OL11 1PQ
Proposal:	Single storey rear extension, alterations to fenestration on the existing rear ground floor elevation and the creation of a new ramped disabled access
Applicant:	Wehida Bibi
Case Officer:	Hamish Rigg
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	NO

Location

The application relates to 73 Deeplish Road, a two-storey terrace property in a residential suburb of Rochdale town centre. Deeplish Road lies within a housing estate comprising similar red brick terrace or semi-detached housing.

The property faces north, overlooking the public highway on Deeplish Road. It is adjoined by no.71 to the east and no.73A to the west. The rear boundary of the curtilage borders an alleyway serving the rear of properties along Deeplish Road and Clara Street. The rear of the property directly faces the rear of no. 4 Clara Street.

Description of Proposal

Permission is sought for a single-storey rear extension; alterations to existing fenestration on the ground floor; and the creation of a ramped disabled access to the rear.

The proposed rear extension includes a mono- pitched roof and a single door and window on the east facing elevation. Proposed materials include red brick, grey slate roof tiles and UPVC window frames and door to match the host dwelling. The extension measures approx. 1.8m in depth, 1.5m in width, 1.2m in height to eaves, and 1.8m maximum height.

The proposed ramped disabled access to rear would involve dropping the existing levelled access to create a 4 degree slope. The maximum height of the ramp, which would be level with the existing ground level would be approx. 35cm. The ramp would be constructed from concrete paving as per the existing.

Alterations to the existing fenestration include the removal of the ground floor door and window on the east facing elevation, to be replaced by a single window. The new window would use UPVC window frames to match the host dwelling.

Relevant History

None

Township/Member comments

Not applicable

Consultee responses

Highways And Engineering
Not applicable

Representations

Letters of notification were sent to surrounding properties 16/11/2023; no comments 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
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

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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 in general. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

The proposed extension is appropriately designed and would broadly adhere to the design principles of the host dwelling. The choice of materials to match the host dwelling promotes integration. Furthermore, the extension would be subservient to the host dwelling, ensuring that the proposal would appear conspicuous within its context and would not adversely impact the character and appearance of the host dwelling or surrounding street scene.

The design of the disabled access ramp is also considered acceptable. It is modest in scale and proposes materials which would not harm the property's visual amenity.

Overall, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Privacy

The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD and would have no greater impact over the existing relationship. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

The proposed extension complies with the maximum standards for single-storey rear extensions set out in paragraph 5.6 and 5.7 of the SPD, and would therefore not be considered overbearing nor result in an undue loss of light for neighbouring occupiers. Additionally, the proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

The submitted floor plans, including alterations to fenestration, demonstrate adequate exposure to natural light to all habitable rooms. The main concern regarding occupier amenity would be the loss of habitable garden space.

The proposals would enhance the accessibility of the property through wheelchair access to ground floor facilities, which, having regard to The Public Sector Equality Duty set out within the Equality Act 2010, would provide benefits to the occupier which outweigh the harm through reduced functionality and garden area, particularly given that the existing garden space is relatively small and contained within a dense built environment, thus its amenity value is already reduced.

Overall, 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

As the proposed development is at the rear of the property, parking arrangements would not be affected and is therefore 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:

- ☐ Proposed floor plans and elevations: sheet 2
- ☐ Location plan
- ☐ Existing and proposed site plan
- ☐ Existing floor plan and elevations: sheet 1

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	11/12/2023	Signed: Hamish Rigg
Authorisation	09/01/2023	Signed: Ryan Killeen

Report Author Hamish Rigg