Application Number:	21/00095/HOUS
Location:	202 Broad Lane Rochdale OL16 4PU
Proposal:	Excavation and extension of cellar along with provision of light well to front elevation, lowering of ground levels and provision of surfacing to front garden
Applicant:	Mr and Mrs Harrison
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 202 Broad Lane, a two storey end of terrace property in Rochdale.

Description of Proposal

The application seeks planning permission to excavate and extend the cellar as well construct a light well to the front elevation. At present there is a store room to the rear of the property. The application would see the cellar area excavated to create a store room and bathroom to the rear and a living/kitchen room to the front. A lightwell to the front with double doors and windows to access the cellar externally is also proposed.

Relevant History

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10/D53205 - Application for non-material amendment to application D51878 for a single storey rear extension with a new glazed roof. Granted.

09/D51878 - Single storey rear extension to dwelling – Granted.

Township/Member comments

Not applicable.

Consultee responses

Highways and Engineering - We have no objections to this proposal.

Representations

Letters of notification have been sent to neighbouring properties and no representations have 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

The proposal has been amended to remove the open bedroom area to the rear and a store room has been included instead. The proposal has also be amended to retain the boundary treatment and landscaping to the front of the property (omitting the proposed hard surfaving and car parking as there was insufficient space for a vehicle to park clear of the highway).

Assessment

Design: DM1 and P3

- It is noted that some of the neighbouring properties have had similar work undertaken. The proposed design of the light well and fenestration is acceptable.
- When originally submitted, the proposal would have seen the loss of landscaping and the boundary wall to the front and replacement with hard surfacing. The proposal has been amended so that the boundary wall will be retained and the landscaping to the front garden would also be partially retained. The proposal would therefore have limited impact on 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 proposal would not unduly impact on the amenity of any of the neighbouring properties.
- The proposal has been amended to remove the bedroom to the rear of the cellar. The proposal would see an open plan kitchen/living room created to the front of the property. The rear of the cellar will be partitioned and used as a store room. In regards to the outlook and light to the habitable room to the front, whilst the room would receive limited light and outlook, the applicants have included glazed double doors, windows and a well sized light well. It is therefore considered that the amount of light and outlook received by the habitable room would not be sufficient given the accommodation is to be used as additional space for the existing dwelling.
- The proposal would not unduly impact on the amenity of the occupants of any neighbouring properties and would provide acceptable living conditions for the occupiers of the existing dwelling. Therefore the proposal would is in accordance with policies DM1, the SPD 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. Drawing no: H449-03
   - Existing Site Plan. Drawing no: H449-10
   - Proposed Site Plan. Drawing no: H449-04
   - Existing Layouts. Drawing no: H449-01 rev A
   - Proposed Layouts. Drawing no: H449-02 rev C

   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. Metalwork of the railing hereby approved shall be colour treated black RAL 9005 upon installation and shall be retained as such thereafter.

   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	06/04/21	Signed: MM
Authorisation	28/04/21	Signed: DR

Report Author Majid Mir