APPLICATION NUMBER: 20/01169/HOUS

Application Number:	20/01169/HOUS
Location:	1 Tunshill Grove Milnrow OL16 3DY
Proposal:	Single storey side extension following demolition of existing side conservatory
Applicant:	MR ROBERT GARLICK
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 1 Tunshill Grove, a semi-detached bungalow property in Milnrow in Rochdale. The property sits on a corner on the junction of Pennine Drive and Tunshill Grove. No. 1 Tunshill Grove is attached to no.2 Tunshill Grove to the east. Tunshill Grove is a narrow pedestrian path, with vehicle access available for the properties via Pennine Drive which runs along the rear of the properties on Tunshill Grove.

Description of Proposal

The proposal seeks permission for a single storey side extension following the demolition of the existing conservatory. The proposed extension will house a master bedroom to the front and a utility room to the rear. The proposed extension will be 4m wide and be 9.3m deep and have hipped roof.

Relevant History

03/D42456 – Front dormer extension to dwelling - Grant subject to conditions.

14/00365/HH42 - Prior notification for a single storey rear extension measuring 4.4m from the rear wall of dwelling (with a maximum height of 3m and height to the eaves is 2.7m) – Application withdrawn.

14/00512/HOUS – Single storey rear extension to dwelling - Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding neighbours and no responses were 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 SDP states that planning permission will not normally be granted for extensions on corner plots unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension. The proposed extension would leave approximately 2.3m between the extension and the boundary. Additionally, there is no strong boundary line along the properties on Pennine Drive. It is therefore considered that the proposed extension is acceptable.

- The proposed extension will be half the width of the host property, and use matching materials. The ridge height of the proposed extension will be set below the ridge height of the host property. Additionally, the use of the hipped roof will support an appearance of subservience to the host property.

- The design and placement of the fenestration, and the proposed roof forms would respond satisfactorily with the host dwelling and are therefore acceptable.

- The boundary treatment including tall hedges will screen most of the proposed extension from view, with only the roof being visible over the tall hedges. It is therefore considered that the proposed extension will be sufficiently screened to 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 proposed extension adheres to the space standards set out in the SPD and therefore sufficient space will remain between the proposed extension and the neighbouring properties to not unduly impact on the amenity of the occupants of neighbouring properties.

- The proposal will see garden space lost on the side of the host property, however, ample garden space will be retained to the rear.

- All habitable rooms in the property will retain access to appropriate levels of light and outlook.

- 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 proposal will see no changes made to the parking supply at the property and there is additional on-street parking available if required.

- 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 and proposed block plan. Drawing no: 20.2328.3A

- Existing plan and elevations. Drawing no: 20.2328.1A
- Proposed plan and elevations. Drawing no: 20.2328.2A

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	24/11/2020	Signed: MM
Authorisation	25/11/2020	Signed: KN

Report Author Majid Mir