APPLICATION NUMBER: 19/00108/HOUS

Application Number:	19/00108/HOUS
Location:	22 Brayshaw Close Heywood OL10 3EE
Proposal:	Erection of a single storey rear extension following demolition of existing conservatory
Applicant:	Mr Kevin Abbott
Case Officer:	James Hughes
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**

Location

The application relates to a two storey semi-detached property located in Heywood. The property is adjoined to no.24 Brayshaw Close which is presented in a similar style to the application property. The property is adjacent to no.20 Brayshaw Close, which is a larger detached property.

The rear boundary of the property is shared with the rear garden area of no.30 Brayshaw Close and no.6 Rivershill Drive. Both of these properties are sited away from the rear shared boundary. To the front of the property, on the opposite side of the highway is no. 11 Brayshaw Close and the mouth of the junction to Clemshaw Close.

Description of Proposal

The application seeks permission for a single storey rear extension to the property which will project approximately 3.8m from the original rear elevation, in place of an existing conservatory. The proposed extension will be set in from the party wall shared with the adjoining property with the side elevation adjacent to no.24 set away from the boundary by approximately 0.3m. The proposed extension will feature a monopitched roof with two roof lights.

Proposed fenestration includes bi-folding doors across the rear elevation of the extension and one window to the north facing side elevation of the extension facing

towards the retained garden area and boundary treatment separating the garden area of no.20 Brayshaw Close from the subject property.

Relevant History

- 80/D10682
- March 31, 1980
- Residential development – 90 Houses and Bungalows
- Gr ant subject to conditions

Township/Member comments

Consultee responses

Not applicable.

Representations

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The overall design of the proposed extension is considered to be acceptable and in keeping with the original house and adjoining/adjacent property at this location. The proposed monopitched roof and materials as well as window surrounds will also contribute positively towards creating a scheme that is in

keeping with the original property and an improvement over the design of the existing conservatory.

- 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

- To ensure that a single storey rear extension to a residential property does not result in the substantial loss of light to or have an overbearing impact upon adjoining properties, the *Guidelines and Standards for Residential Development SPD* document sets out the following guidelines:

- *5.6: For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*

- *5:7: The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension of one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.*

- The extension will exceed the maximum limits set by the SPD by 0.45m as the proposed extension is 3.8m in length and the maximum limit is 3m (plus 45 degrees). It is noted, however, that the extension is replacing an existing conservatory which is of the same total projection (although tapered at the end). It is acknowledged that some additional loss of light and outlook will be caused to the patio doors of the attached property due to the additional height and length. However, the impact of this is not, on balance, considered to be unacceptable when compared to the existing situation. It is further noted that the proposed extension will not result in any direct overshadowing of the neighbouring property as it is situated to the north.

- In terms of privacy, the current conservatory has fenestration facing the rear garden area of no.24 Brayshaw Close. The extension that is replacing the conservatory does not have fenestration facing no.24 Brayshaw Close and therefore has less of an impact in terms of overlooking than the conservatory it is replacing.

- The proposed window to the side elevation of the extension facing towards adjacent no.20 Brayshaw Close is not considered to impact neighbour amenity over the existing fenestration of the existing arrangement, given that the existing conservatory is fully glazed. Furthermore, there is an appropriate boundary treatment between the two properties limiting any impact of overlooking.

- 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.

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:

   - Existing Site Plan Titled: 22 Brayshaw Close, Heywood, OL10 3EE
   - Proposed Site Plan Titled: 22 Brayshaw Close, Heywood, OL10 3EE
   - Existing and Proposed Elevations Titled: Job Number 2508-01.

   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 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	28/03/2019	Signed: JAH
Authorisation	01/04/2019	Signed: AT

Report Author James Hughes