

APPLICATION NUMBER: 24/00671/HOUS

Application Number:	24/00671/HOUS
Location:	26 Chamber House Drive, Rochdale, OL11 3LS
Proposal:	First floor side extension and single storey rear extension
Applicant:	Ms Iram Ali
Determination Date:	23/09/2024
Extension of Time	10/10/24
Case Officer:	Aimee Bovaird
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:

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

N/A

Summary of comments from neighbours, consultees and Planning Panel

A site notice has been displayed in the vicinity, no comments have been received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The SPD sets out the following for first floor side extensions, 'The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house'. The proposal does not comply with the SPD as the proposal extends 3.6m to meet the front elevation of the first floor. A hipped roof is proposed and this helps to mitigate a terracing effect. As there is approx. 2m between the proposal and existing neighbour, this means there is a gap to the boundary and this is considered a sufficient distance to prevent a terracing effect. On balance the design is considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed rear extension extends 4m from the existing dwelling, this complies with the SPD as it does not extend past 4m from the rear elevation of the adjacent dwelling. The rear extension would not have an undue overbearing impact upon the rear amenity space and habitable room windows belonging to the neighbouring properties.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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
Proposed Block Plan A327-SK-07
Proposed Schematic Views A327-SK-03
Proposed Ground Floor Plan A327-SK-01
Proposed First Floor Plan A327-SK-01
Proposed Elevations A327-SK-04

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	23/08	Signed: AB
Authorisation	05/11/24	Signed:LA

Report Author Aimee Bovaird