APPLICATION NUMBER: 22/00687/HOUS

Application Number:	**22/00687/HOUS**
Location:	53A Clay Lane, Rochdale, OL11 5RH
Proposal:	First floor front extension including alterations to roof, first floor side extension, single storey rear extension, single storey front extension and alterations to driveway and fenestration on all elevations
Applicant:	Mr & Mrs Steve & Karina Linney
Case Officer:	Nicole Helliwell
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 no.53a Clay Lane, a two storey detached property located in a residential area in Norden. The dwelling faces north onto the highway, adjacent to no.55a Clay Lane to the north-west and no.53 Clay Lane to the south-east. The rear boundary of curtilage borders a public footpath. The property benefits from off road parking sited to the front of the dwelling, an attached double garage and a large rear garden.

Description of Proposal

The application seeks planning permission for a first floor front extension including alterations to roof, a first floor side extension, a single storey rear extension, a single storey front extension and alterations to the driveway and fenestration on all elevations. The proposed single storey rear extension would project approx. 3m from the rear elevation of the original build. It would feature a maximum height of approx. 4.06m and a height to eaves of approx. 3.4m. The proposed single storey front extension would project approx. 1.68m from the existing front elevation. It would have a maximum height of approx. 3.57m and a height to eaves of approx. 2.6m.

Relevant History

Not Applicable.

Township/Member comments
Not Applicable.

Consultee responses
Highways
Having reviewed the submitted plans we raise no highway objections to this application but would ask that the widened driveway is SUDS compliant.

Representations
Letters of notification were sent to the neighbouring properties, no representations were received in relation to the proposed development.

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
A request was made to reduce the amount of glazing on the front elevation of the host property. Revised versions of the proposed elevations, floor plans and site plans were received.

Assessment
Design: DM1 and P3

- Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application relates to a first floor front extension including alterations to the roof, a first floor side extension, a single storey rear extension, a single storey front extension and alterations to the driveway and fenestration on all elevations. The proposed development would be constructed in a material palette coherent with the original build and surrounding street scene. The proposed single storey front extension would incorporate a lean-to roof to match the existing canopy. The proposed first floor side extension and first floor front extension would also be gable roofed consistent with the original roof form. It is noted that the single storey rear extension would feature a flat roof with a roof lantern. Although, flat roofs should generally be avoided, it is taken into consideration that the enlargement would have limited visibility from public vantage points and on balance would be acceptable. The proposed development would appear proportionate to the host property and would not feature a scale or massing which is overbearing or out of character with the wider street scene.

- Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."* The proposed first floor side extension would be flush with the original build but would be set below the existing ridge line. Furthermore, the proposed first floor front extension would be set forward of the existing front elevation but would feature a lower ridge height. On this basis, it is considered that the proposed development would have some form of subservience to the host dwelling and would respect the visual amenity of the surrounding area.

- The application also seeks to make alterations to the existing driveway. The plans confirm that the width of the driveway would increase by approximately 2.84m. However, it is considered that the proposed works would not detract from the character of the host property or the wider street scene and would be acceptable.

Summary

- In view of the above assessment, 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

Overbearing and Overshadowing Impact and Privacy

- DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

- Paragraph 5.6 of the SPD states *"for detached properties a maximum standard of 4m should be appointed along the common boundary from the rear elevation of the adjacent dwelling."* The proposed single storey rear extension would not surpass the rear elevation of no.53 Clay Lane and would be acceptable. Furthermore, it is noted that the enlargement would extend approx. 5m from the rear elevation of no.55a Clay Lane. However, the

extension would be set approx. 2.32m away from the common boundary such that the neighbouring occupant would not be harmed.

- It is noted that there is no SPD guidance which relates to a first floor front extension. However, the SPD does provide guidance for first floor rear extensions. This guidance is considered applicable when assessing the impact on the adjacent occupants. Paragraph 5.9 of the SPD states that *'planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(*s).' The proposed first floor front extension would not surpass the front elevation of no.55a Clay Lane. However, due to the staggered building positions, the proposed extension would project approx. 2.86m from the front elevation of no.53 Clay Lane. However, it is noted that the enlargement would be set approx. 4.86m away from the common boundary such that the neighbouring amenity would not be harmed.

- Paragraph 4.1 of the SPD documents the minimum spatial standards all new developments must accord with to ensure they do not result in an undue loss of light or privacy to any surrounding occupant. The new fenestration on the first floor front extension would measure approx. 26.6m to the opposing boundary of curtilage and would accord with the 10.5m SPD standard. Furthermore, the first floor windows would measure approx. 37.2m to the side elevation of no.1 Newhouse Crescent and would comply with the 21m SPD requirement.

- The plans confirm that the proposed first floor side extension would contain new fenestration on the front and rear elevations. The plans confirm that both windows would serve an ensuite which is a non-habitable room. Furthermore, the separation distances between the properties to the front and rear are substantial such that there would be no undue harm to any neighbouring occupants.

- The SPD does not provide any guidance on single storey front extensions. However, there is guidance for single storey rear extensions which is considered applicable when assessing the impact of the proposal on the neighbouring amenity. Paragraph 5.6 of the SPD states *"for detached properties a maximum standard of 4m should be appointed along the common boundary from the rear elevation of the adjacent dwelling."* The single storey extension would not surpass the front elevation of no.55a Clay Lane. Furthermore, the enlargement would project approx. 2.86m from the front elevation of no.53 Clay Lane. On this basis, it is considered that the enlargement would have an acceptable impact on the neighbouring amenity.
- The application also seeks to make alterations to the fenestration on the front, side and rear elevations. The application proposes to alter the existing French doors on the rear elevation to bi-fold doors, reduce the size of the kitchen windows on the side and rear elevations and replace the 2 windows and existing opening on the front elevation with a more contemporary entrance. Given that the proposed alterations are only to the existing

elevations, it is considered that the proposal would not result in any additional harm to the neighbouring amenity and would be acceptable.

- The application also seeks to install a new window on the side elevation of the original build. The plans confirm that the new window would serve a W.C, which is a non-habitable room. However, a condition requiring the window to be obscure glazed has been added to prevent any undue harm to the neighbouring property.

Occupier Amenity

- The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

Summary

- In view of the above assessment, 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 proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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. The permission relates to the following plans:
   - Location Plan
   - Existing Floor Plans. Drg no. 22.2831.1
   - Proposed Floor Plans. Drg no. 22.2831.SC1.1J
   - Existing Elevations. Drg no. 22.2831.2
   - Proposed Elevations. Drg no. 22.2831.SC1.2E
   - Existing and Proposed Block Plans. Drg no. 22.2831.3B

   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 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the development hereby permitted the ground floor W.C. window on the side elevation of the host property shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

   Reason: In the interest of amenity and in compliance with policy 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	20/07/2022	Signed: NH
Authorisation	25/07/2022	Signed: RK

Report Author Nicole Helliwell