

Application Number:	22/01290/HOUS
Location:	5 Heath Road Wardle Rochdale Rochdale OL12 9JY
Proposal:	Single Storey Rear Extension
Applicant:	SIOBHAN OLDHAM
Case Officer:	Sam Yuen
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 5 Heath Road, a two-storey semi-detached dwelling located in Wardle. The dwelling is adjoined by no. 7 Heath Road to the south-west, adjacent to no. 3 Heath Road to the north, and faces the highway to the north-west. The rear boundary of the curtilage borders the rear curtilages of no. 63 to no. 69 Ramsden Road.

Description of Proposal

Planning permission is sought for a single-storey extension which projects 3m along the common boundary of adjoined no. 7 and a maximum 3.5m from the rear elevation of the host dwelling, flush with the rear elevation of the existing side extension. It is characterised by a flat roof form with an additional 0.5m overhang and has a maximum ridge height of approx. 2.98m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

04/D43488 - Two storey side extension to dwelling - Grant subject to conditions

05/D45891 - Extension to existing conservatory (revised proposal D43488) – Refuse

05/D46456 - Extension to existing conservatory - resubmission D45891 - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following concerns raised:

- ☐ Concerns over overshadowing impacts of the proposed development on the neighbouring property;
- ☐ Concerns over possible encroachment of the proposed development on the neighbouring property;
- ☐ Concerns over potential access to the neighbouring property for construction and repairs of the proposed development; and
- ☐ Concerns over potential damage of paving of neighbouring property as a result of the proposed development.

Officer's Comment:

- ☐ Concerns over overshadowing impacts are addressed under the 'Amenity' section of the report.
- ☐ Concerns over encroachment are not material considerations in the determination of planning applications.
- ☐ Concerns over access to and/or damages to the neighbouring property relates to the provisions under The Party Wall Act 1996 and are not material considerations in the determination of planning applications.

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

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The rear elevation of the host dwelling comprises of various roof forms, including a pitched roof with a roof dormer and an additional pitched roof of the existing side extension. It is noted the flat roof form of the proposed extension, alongside the chamfered corner, may add to the already cluttered forms of the rear elevation. However, given the projection would not be visible from the highway and would be sited at a minimum 23.66m from the rear curtilage boundary, on balance, the proposed development would be considered acceptable in this respect.
- ☐ Moreover, the proposed rear extension is of a single storey form which would appear subservient to the host dwelling.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the positioning and proportions of the bi-folding doors would be acceptable.
- ☐ 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ❑ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”*
- ❑ In particular, section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - ❑ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ❑ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ❑ The proposed rear extension projects 3m along the common boundary of adjoining no. 7, in accordance with the maximum standard for attached properties.
- ❑ It is noted the proposed rear extension, at its furthest, projects 4m along the common boundary of adjoining no. 7 which would not comply with the guidance set out in the SPD. However, given the chamfered corner, the low overall height of the projection, and the placement of the extension to the north of adjoining no. 7 which would retain unrestricted access to sunlight into its rear garden and rear-facing habitable room windows, on balance, the proposed development would be acceptable.
- ❑ The proposed rear extension does not project beyond the existing two-storey side extension of the host dwelling. Therefore, it is considered there are unlikely to be any amenity impacts to adjacent no. 3.
- ❑ The plans confirm the provision of natural 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.
- ❑ 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ❑ The proposed development would not impact on the provision of parking spaces for the host property, therefore the proposed parking arrangements are 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. The permission relates to the following plans:

- ☐ Location Plan
- ☐ Existing and Proposed Site Plan - 22.2912.3
- ☐ Existing Floor Plans and Elevations - 22.2912.1A
- ☐ Proposed Floor Plans and Elevations - 22.2912.SC2.1A

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.

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	06/01/23	Signed: SY
Authorisation	11/01/2023	Signed: RK

Report Author Sam Yuen