

Application Number:	22/01409/HOUS
Location:	13 Chester Avenue Rochdale OL11 5LY
Proposal:	Two storey and single storey rear extension including addition of new window to side elevation
Applicant:	Mr Philip Glynn
Case Officer:	Chelsea Petrillo
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.13 Chester Avenue, a two-storey semi-detached property in the Bamford Ward of Rochdale. The property hosts a side detached garage to the East elevation as well as a generous driveway to the front and side of the property. The property also hosts a large rear yard which borders the rear garden of No.12 York Avenue to which it is shielded by large trees. The wider street scene features predominantly semi-detached and detached properties of mixed designs. It is important to note the rear elevations of dwellings along Chester Avenue feature a large mix of designs of extension.

Description of Proposal

The application is seeking planning permission for a two-storey and single storey rear extension. The ground floor extension of the proposed two storey extension will extend 2.1m from the existing two-storey out rigger and enlarge 1.2m from the rigger with a total width of 3.7m. The first floor element will not extend past the existing rear wall of the rigger but will also be enlarged by 1.2m. The ground floor of the two storey extension will enlarge to meet the proposed single-storey extension which would project 1.2m from the rear wall of the host dwelling with a total width of 3.2m.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

3 letters of notification were sent to surrounding properties. No letters of representation were received.

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 of the Rochdale Core Strategy states all new developments must ensure they “are of high quality design and take the opportunity to enhance the quality of the area”. Policy P3 of the Rochdale Core Strategy requires all new developments to adhere to high standards of design and follow design principles therefore new developments must “enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general”.
- ❑ The SPD sets out guidance for house extensions to which standards for both single storey rear extensions and two storey rear extensions would apply to this application. It also states “each application will be determined on its merits.” Given that dwellings along Chester Avenue are of a mixed design, it is less appropriate to consider all elements of this application in relation to the wider street scene, however this still forms a material consideration.
- ❑ The proposed extensions would be of a proportionate massing and scale and would appear subservient to the existing dwellinghouse. Whilst the use of a mixed material palette, such as render, fibre cement cladding and grey aluminum doors and windows, differs from the existing design, it is not considered to result in undue harm to the character of the host dwelling and

street scene given that the changes are located to the rear and would be afforded limited visibility from the public realm.

- ☐ The flat roof design to the single storey rear extensions would appear at odds with the dominant roof form, however this aspect of the design is largely screened from the public viewpoint and would be considered acceptable.
- ☐ In light of the above assessment, it is considered that the proposed extensions would accord with Policies P3 and DM1 of the Rochdale Core Strategy and the relevant provisions of the revised National Planning Policy Framework.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment, the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the SPD states development proposals “are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;” and “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ The proposed plans do not raise any immediate amenity concerns for the adjacent dwelling (No.10 Chester Avenue) given the proposal is to the rear of the property.
- ☐ It is important to note that although windows to the west side elevation to the two storey extension have been proposed, the two-storey outrigger currently features existing windows to the side therefore no additional privacy concerns would be raised due to fenestration already in place which would overlook the garden of No.15 Chester Avenue. However, the windows are proposed to be closer to the common boundary, so an obscure glazing condition is proposed in order to eliminate any additional privacy concerns. The side window on the first floor would also not be the principal window of the proposed bedroom and the windows on the ground floor would be seen as having a much less impact given it is ground floor level.
- ☐ Although the space between the properties indicates an approx. 7m gap, the proposed window to the East elevation would also comply with space standards given the proposed window is not directly adjacent to any windows located on the side elevation of No.11 Chester Avenue. It is noted the window would overlook the side space of No.11 however due to existing windows already in place next to the one proposed, this is not thought to pose any negative impact to the amenity of the adjoining neighbour.
- ☐ Additionally no side windows are proposed to the single storey extension therefore not posing any loss of privacy or light to the rear garden of No.15 Chester Avenue.
- ☐ Paragraph 4.1 of the SPD sets out space standards for principal and habitable room windows. Guidelines set out require a 21m minimum distance between facing principal windows at upper floor level to ensure the impact of new developments are not so significant that it results in unacceptable harm. Given No.13 Chester Avenue is directly adjacent to the rear elevation of 12 York Avenue and is being extended 2.1m from the existing two-storey rigger rear wall, the plans would indicate a 36m distance between the rear elevations of the two properties therefore complying with Section 4 Space Standards of the SPD.

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

2. The proposed development would not impact the existing provision of off road parking available at the property given the property hosts a generous driveway, side garage and the extensions are proposed to the rear of 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. This permission relates to the following plans:
- G298-01 EXISTING FLOOR PLANS AND ELEVATIONS
 - G298-02 PROPOSED GROUND FLOOR PLAN
 - G298-03 PROPOSED FIRST FLOOR PLAN
 - G298-04 PROPOSED REAR ELEVATION
 - G298-05 PROPOSED SIDE ELEVATION
 - G298-06 PROPOSED RETURN ELEVATION
 - G298-07 LOCATION PLAN
 - G298-08 EXISTING SITE PLAN
 - G298-09 PROPOSED SITE PLAN

And the development must be carried out in accordance with the 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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy 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 extension hereby permitted the windows in the first floor on the side elevation facing west 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 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	05.01.23	Signed: CP
Authorisation	13.01.23	Signed: AT

Report Author Chelsea Petrillo