APPLICATION NUMBER: 21/00365/HOUS

Application Number:	21/00365/HOUS
Location:	23 Wood Top Avenue Rochdale OL11 4BD
Proposal:	Two storey side extension
Applicant:	Mr & Mrs Diggle
Case Officer:	Ryan Killeen
Recommendation:	**Refuse**

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

This application relates to no.23 Wood Top Avenue, a large detached dwelling contained within a cul-de-sac in residential Bamford. The property faces southwest towards the highway, adjacent to no.21 to the northwest and no.25 to the southeast. The property benefits from a generous curtilage which abuts a greenspace corridor to the northeast, as designated under saved UDP policy G/8.

Description of Proposal

The application proposes a part two-storey, part single-storey side extension. It is to be formed with a hipped roof which adjoins to the roof plane of the host dwelling. The proposal is to be constructed from materials matching the appearance of the host dwelling.

Relevant History

18/00758/HOUS Proposed Detached Garage – Granted STC September 2018

18/00537/CPL Application for a certificate of lawfulness for a proposed detached garage and formation of new vehicular access and driveway – Withdrawn

07/D49341	Single Storey Rear Extension to Dwelling – Granted STC July 2007
95/D32047	First Floor Side Extension and Replacement Front Porch to Dwelling – Granted STC July 1995

Township/Member comments

N/A

Consultee responses

Highways And Engineering
No Objections

Representations

Letters of notification were sent to all surrounding properties, no responses were received.

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
Appendix 5	Schedule of Parking Standards

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The application property is sited within a varied street scene, with properties ranging in size, form and detailed design. Plot sizes in the area are typically generous, particularly to the east of Wood Top Avenue, which permits views of trees to the rear through the gaps between buildings. It is recognised that the applicant dwelling comprises one of the larger properties, and unusually has two projecting features to the front elevation.

- This application seeks permission to erect a two-storey side extension for the purposes of an attached garage and walk-in-wardrobe.

- The proposed extension would project 4.5m from the southeast facing side elevation, occupying the remaining space between the side elevation and southeast boundary shared with no.25.

- The resultant dwelling would have a front elevation which would span approximately 20m at two-storeys, occupying the majority of space between side boundaries of the plot, losing the views through the site to the trees at the rear. Such characteristic is considered to appear an unduly dominant and incongruous form, where dwellings are typically 10-14m in width.

- Given the adjacent dwelling to the southeast (no.25) is a bungalow which remains in its original, unaltered form, the proposed development would exacerbate the juxtaposition between the application dwelling and no.25, to the detriment of the appearance of the street scene.

- Additional elements of poor design include a lack of subservience, which contributes to the dominance of the proposed form, and the numerous, varying projections to the front of the dwelling which ultimately give rise to an unresolved appearance.

- In light of the above, it is considered that the proposed extension would comprise an unsatisfactory standard of design and as such, fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Privacy

- The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.
- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

- The Council's Highways Officer has been consulted and stated that they have no objections to the proposal.

- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Refuse

1 The proposed extension would form an incongruous feature in the street scene by virtue of the excessive width of the resultant dwelling, lack of subservience and unresolved design. This harm is compounded where views through the site to the woodland to the rear are prevented. Taken as a whole the proposal fails to constitute a satisfactory standard of design and visual appearance and would result in significant visual harm to the character and appearance of the host dwelling and street scene .The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	Officer

Report Completed	06/05/2021	Signed: RK
Authorisation	15/05/2021	Signed: AT

In the avoidance of doubt, this decision relates to the following plans:

SHF/001B
SHF/002E

Report Author Ryan Killeen