

Application Number:	24/00037/HOUS
Location:	151 Bellshill Crescent, Rochdale, OL16 2TU
Proposal:	Two storey side extension and two storey rear extension
Applicant:	Mr Idris Mohammed
Case Officer:	Sam Yuen
DETERMINATION DATE 14.03.2024	EXT OF TIME
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. 151 Bellshill Crescent, a two-storey end terrace dwelling located in a mid-20th century social housing estate in Belfield. The dwelling is adjoined by no. 149 Bellshill Crescent to the east, adjacent to no. 153 Bellshill Crescent to the south-west, and faces the highway to the north. The rear boundary of the curtilage backs onto an access road to the south serving properties along Bellshill Crescent, Albert Royds Street and Belfield Mill Lane. The property has hardstanding to the front of the dwelling.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 1.8m from the side elevation of the dwelling to accommodate two bathrooms. The extension is set back 3.85m from the main front wall of the dwelling. It is characterised by a hipped roof form and is set down 0.9m from the ridge line with matching height to eaves.

The application also proposes a two-storey rear extension which projects 2.4m from the rear elevation of the dwelling to accommodate one enlarged bedroom and an additional bedroom. It is characterised by a hipped roof and is set down 0.35m from the ridge line with matching height to eaves.

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

Relevant History

20/01482/HOUS - Two storey side extension and part two storey, part single storey rear extension – Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

No objections.

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received. This objection did not provide any detailed comments on the reason for the objection.

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:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ 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 proposed side and rear extensions are set down below the ridge line of the host dwelling and would appear subservient. The use of hipped roof forms would also be in keeping and raises no concern.
- ☐ It is noted the proposed front elevation windows of the proposed side extension do not appear wholly proportionate with the existing fenestration. Notwithstanding, it is accepted that the proposed use of the extension as bathrooms does not justify the use of large openings such as the existing. On this basis, it is considered the visual harm of the windows would not be so great as to warrant refusal.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ The submitted plans indicate sufficient space for refuse bin storage to the rear of the proposed side extension away from public view.
- ☐ 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.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal*

window at an upper floor level and a directly facing boundary of the curtilage”

- ② Section 5.9 of the SPD states two storey or first-floor rear extensions projecting *“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)”* would not normally be granted planning permission.
- ② The proposed two-storey extension would comply with the requirements of Section 5.9 and would maintain a separation distance of 36.6m from the rear elevation windows of no. 29 Belfield Mill Lane and 23.2m from its rear curtilage boundary. It would also be sited 8.66m from the rear elevation of adjacent no. 153, which is itself sited at an angle away from the host dwelling. As such, the proposal is not considered to significantly impact on the amenities of neighbouring occupiers and would be acceptable.
- ② It is noted the south-east facing proposed bedroom would comprise an internal floor area of 6.65m², which falls below the minimum standards stated in the *Technical housing standards – nationally described space standard*. However, given the existing dwelling already comprises a bedroom with a floor space of 6.41m², it is considered the standard of amenity for the proposed bedroom would substantially differ from the existing use and as such, a refusal on amenity harm cannot be reasonably substantiated in this instance.
- ② The submitted plans indicate 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 an acceptable standard of living for existing and future occupants.
- ② 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

- ② 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.”*
- ② The proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ② The submitted plans indicate sufficient space for two off-street parking spaces within the existing front hardstanding.
- ② The proposed parking arrangements are therefore 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 – received 12/01/2024
- ☐ Existing Site Plan – received 12/01/2024
- ☐ Proposed Site Plan – received 12/01/2024
- ☐ Existing Floor Plans – Drawing No. 2 Rev. 1 received 18/01/2024
- ☐ Existing Elevations – Drawing No. 1 dated 11/2020
- ☐ Proposed Floor Plans and Roof Plan – Drawing No. 4 Rev. 3 received 12/01/2024
- ☐ Proposed Elevations – Drawing No. 3 Rev. 2 received 12/01/2024

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	05/02/2024	Signed: SY
Authorisation	14/03/2024	Signed: RG