

Application Number:	23/00338/HOUS
Location:	56 Gloucester Avenue, Heywood, OL10 2PY
Proposal:	Part first floor, part two storey, part single storey side and rear extension, alterations to existing front and side fenestration and erection of single storey outbuilding following demolition of existing conservatory
Applicant:	HANNON
Case Officer:	Bob Melling
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)?	NL

Location

The application refers to no. 56 Gloucester Avenue, a two storey, detached dwelling located in Heywood. The dwelling faces southeast on to the highway, adjacent to no. 54 to the southwest and no. 4 Honiton Close to the northeast. The existing dwelling benefits from an attached garage, a rear conservatory, off-road parking to the front and a significantly sized rear garden space.

Description of Proposal

Permission is sought for a part single-storey, part two storey, part first floor side extension that would be set back 0.75m from the existing front projection to the first floor and flush with the front projection to the ground floor. The part first floor is above the existing garage and has a width of approximately 2.8m. The part single storey side extension would have a flat roof and the part two storey side extension would have a dual-pitched, gable-style roof to reflect the existing roof form.

To the rear, there would be a part two storey, part single storey rear extension following the demolition of an existing rear conservatory. The proposed rear extension would project 4m from the existing rear elevation and extend the full width of the host dwelling. The part two storey rear extension would have a dual-pitched,

gable-style roof set down from the existing ridge and the part single storey rear extension would have a flat roof with a roof lantern.

In addition to the above, the plans indicate alterations to the existing fenestration on the existing front and side elevations.

Permission is also sought for a single storey detached outbuilding which would be located at the northwestern end of the rear garden and measure 9.5m x 4.3m, with a height to eaves of 2.48m and a height to ridge of 3.56m. The front elevation of the proposed outbuilding would feature a single door to serve a store, a set of bi-fold doors to serve a living/kitchen area and the northeast facing side elevation would include a single window to serve a W/C.

The proposed development is to be constructed in red brick, off-white render and grey roof tiles.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response 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

Amendments

Following concerns raised by the Case Officer in respect of the proposed side extension and the lack of subservience to the host dwelling and the proposed use of render, amended plans were submitted to provide a 0.75m set back to the side extension at the first floor and to remove the render from the existing and proposed front and side elevations.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

The proposed side extension has the same ridge line as the host dwelling, in which, it is considered that a set down from the ridge would have increased the subservience. However, the applicant dwelling has a prominent two storey front protrusion with a front gable feature where the side extension would be set back 0.75m at first floor level. In this instance because of the existing prominent front protrusion the extension has a level of subservience and does not cause undue harm to the visual amenity of the street scene.

The proposed flat roof above the existing porch and proposed part single storey side extension would not reflect the existing roof design of the dwelling. However, it is noted that flat roofs above front porches and car ports are a common feature along the street. Therefore, it is not considered that the proposed flat roof would unduly harm the character of the host dwelling or street scene.

Gloucester Avenue is characterised by a mix of detached dwellings which vary considerably in their original individual design characteristics and form. The proposed side extension is northeast-facing and adjacent to no. 4 Honiton Close. The applicant dwelling and no. 4 differ in respect to their front facades, single-storey elements and main features.

Paragraph 5.12 of the Guidelines and Standards for Residential Development SPD outlines how the 'terracing effect' can be avoided which leads houses to be a terrace rather than separate dwellings, therefore harming the character of the property and the area. The side extension is situated within 1m of the boundary and to avoid the terracing effect, the SPD normally requires a setback of 2m at first floor level or 1m

at ground and first levels. However, the terracing effect is not of concern in assessing this development as no. 4 is distinct in design terms from the applicant dwelling.

The part two-storey, part single-storey rear extension has a gable feature and the ridge is set down sufficiently from the ridge of the host dwelling. The scale and massing of the extension is considered to be acceptable and would be well-screened from public viewpoint owing to the compact nature of the surrounding built form..

The use of off-white render and tiled roofing is considered appropriate, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

The proposed red brick, which would not match the existing brickwork, is acceptable in principle, subject to an appropriate type, texture and choice of colour. Given the limited detail provided, a condition is attached to ensure a full material specification is provided prior to above ground construction works. This condition is used to promote a satisfactory standard of design.

Although, the flat roof design and roof lantern on the single-storey rear extension is not necessarily coherent with the design principles of the host dwelling, they are positioned to the rear and out of public viewpoint so are considered to be acceptable.

The proposed development does not impact on the existing bin storage arrangements, as access between the front and rear of the dwelling is retained meaning the bins can be stored out of public viewpoint.

The proposed outbuilding is located at the bottom of the rear garden. Due to the proposed location and the screening provided by vegetation, the proposed outbuilding is not considered to unduly overwhelm the character of the host dwelling. The materials used would match those proposed for the host dwelling and are considered appropriate for a garden outbuilding.

In light of the above, the design of the proposal is therefore acceptable on balance, and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings.

Privacy

- To the rear of the applicant property is an earth bank and on the other side are industrial warehouses of a significant distance away from the applicant dwelling. Therefore, the proposal would adhere to the separation distances contained within section 4.1(i) of the SPD to the rear.

- ☐ The proposed windows on the ground floor northeast facing side elevation are close to the shared boundary with no. 4 Honiton Close.
- ☐ The first floor windows on the northeast facing side elevation are for an en-suite and bathroom where a condition will be imposed to obscurely glaze the windows.
- ☐ The proposed outbuilding has a large opening on the elevation facing directly towards the rear elevation of the host dwelling. Considering the distance away from the neighbouring properties (at least 14m) it is considered that the outbuilding would not lead to a loss of privacy for the adjacent occupiers.
- ☐ The northeast facing side elevation contains a single window to serve a W/C. The outlook from this window would be significantly obscured by the solid boundary screening and as such it is considered that the outbuilding would not have an undue impact on the privacy of the neighbouring occupiers.
- ☐ As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

- ☐ No. 54 Gloucester Avenue benefits from an existing single storey rear extension and the submitted site plan indicates that the proposed extension would not project beyond this. Therefore, the single storey element is not considered to unduly overshadow no. 54.
- ☐ The two storey element would project approximately 2.4m beyond the rear elevation of no. 4 Honiton Close and would be set approximately 5m from the common boundary with no. 54 Gloucester Avenue. Therefore, it would comply with the requirements of sections 5.9 & 5.10 of the SPD and is not considered to unduly overshadow or have an overbearing impact upon the neighbouring rear windows or primary garden space.
- ☐ The proposed outbuilding would be set over 15m from any of the true rear elevations of the neighbouring dwellings. Additionally, it is noted that the proposed outbuilding is located close to the shared boundary with the adjacent dwellings. However, it is located to the rear of garden and the area of the garden that is least likely to be used. As such it is considered that the proposed outbuilding would not unduly overshadow or have an overbearing impact on any of the neighbouring properties and their outdoor space.

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

Section 3.15 of the SPD states that 'All car parking spaces must be at least 2.4m in width x 4.8m in length'. The existing driveway is approximately 8.9m in length and would provide sufficient space for one car. Therefore, the proposed development would not impact the existing parking arrangements and the development would adhere to the requirements of Appendix 5 of Policy T2 of the CS, which requires a maximum of 2 car parking spaces for a dwelling of this size.

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. Drg no. 044ROC-100
- Site Plans. Drg no. 044ROC-101A
- Existing Plans. Drg no. 044ROC-102
- Existing Elevations. Drg no. 044ROC-103
- Proposed Plans. Drg no. 044ROC-104A
- Proposed Elevations. Drg no. 044ROC-105B
- Proposed Outbuilding – Drg no. 044ROC-106

And the development shall be carried out in complete 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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of the red brick show on drawing no. 044ROC-105B to be used externally on the building(s) has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the material. 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. The materials used in the construction of the exterior of the development hereby permitted shall, except for the red brick shown on drawing no. 044ROC-105B, 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.

5. 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 / building hereby permitted the windows on the first floor side elevation facing northeast 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	12/06/2023	Signed: BM
Authorisation	14//06/2023	Signed: RC

Report Author Bob Melling