DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00141/HOUS	Mubeen Patel	16 April 2019

Address: 5 Roach Place Rochdale OL16 2DD

Proposal: Proposed two storey side extension

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	Y
	Neighbour letters expired?	Y	**Press Notice expired?**	N/a

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: DR **DATE: 17/04/2019**

SITE

The application site relates to a two storey semi-detached dwelling positioned on a corner plot off a bend on Roach Place, Rochdale. The dwelling is finished in pebbledash to the front with red brick finish to both the side and rear elevations. Private amenity space is provided to the rear. The dwelling is located in a mixed use area of Rochdale, within walking distance of the town centre. Industrial buildings are located to the west, residential dwellings to the south and east and a public park to the north.

PROPOSAL

The proposal is to erect a two storey side extension. The extension would project to the side by 3.3m and would have a width of 8.1m; its height would be 5.3m to eaves level and 8m in total height to the ridge of the dual pitched roof.

The application form submitted states that the extension would be finished in brick for the walls and tiles for the roof, the windows would be of upvc material. The extension would provide a lounge and bathroom at ground level and a bedroom at first floor.

AMENDMENTS

Amended plans have been received which show one window would now serve the bathroom rather than two previously shown. The one window and its size would align better with the existing and proposed windows of the dwelling than the previously proposed two smaller windows for the bathroom.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) (Revised)

National Planning Practice Guidance (NPPG)

Rochdale Core Strategy (CS):

DM1 **General Development Requirements**
P3 Improving Design of New Development
T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development'.

RELEVANT SITE HISTORY

82/D14347 - Change Of Use And Conversion Of One Dwellinghouse Into Two Flats – Approved.

CONSULTATION RESPONSES

Highways - This proposal will not impact upon the highway. We have no objection to this proposal.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted, no observations have been received.

ANALYSIS

Impact upon Visual Amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area.

The proposed two storey rear extension, would be widely visible from the rear elevations of the neighbouring terraced properties along West Street and from the public park, however, based upon the revised plans submitted, by virtue of its scale, pitched roof design and height as a subordinate addition in appearance, the two storey extension would not be out of character with the existing building or the character of the surrounding area. Furthermore, given its modest size, scale and bulk, the proposal would appear to be proportionate and would not result in a negative impact upon the character and appearance of the dwelling.

The plans submitted show the windows would align well on both the extension and the existing dwelling and the amended bathroom window on the front elevation would be of an appropriate size.

Although the extension would be located on a corner adjacent to the highway and where extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway, it is considered the extension maintains sufficient space between the boundary and the nearest part of the extension which would be 2m towards the front corner and 5m towards the back of the extension.

The application form submitted states that the existing roof is finished in slate which is incorrect, it appears to be finished in red tiles, furthermore the brick proposed to the front elevation would not match with the existing pebbledash. Therefore, a condition would be attached to any approval for further details of the materials to be submitted to and approved by the Council to maintain a quality finish.

As such, subject to condition it is considered that the development proposal would be compatible with its surroundings in terms of scale, height, massing and layout and subject to condition (materials) is in accordance with Policies DM1 and P3 of the Core Strategy and the National Planning Policy Framework.

Impact upon Residential Amenity

Policy DM1 of the Council's Core Strategy requires all development proposals, including extensions and alterations to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development'.

The Council's SPD states that all new developments should avoid causing a significant loss of privacy and/or light for occupiers of existing dwellings. All new residential developments including household extensions must maintain a minimum distance of 21 metres between directly facing principal windows of habitable rooms

The proposed extension would have windows in all of its elevations. The windows in the front elevation would face the public park whilst the habitable room windows along the rear elevation would face the rear garden area and No.7 Roach Place which has two habitable room windows in its side elevation. However, given the windows of the extension would not directly face the side elevation of No.7 and that

the windows of this property are angled away from the proposed extension, and that a distance of 18.3m would be retained which is acceptable given the character and density of the surrounding area, it is considered the windows in the rear elevation of the proposed extension are not considered to overlook any neighbouring properties which would be significantly detrimental to the amenity of neighbouring occupiers

The extension also proposes a ground floor window in its side elevation which would serve the lounge. It should be noted that the terraced properties along West Street have single storey extensions and are set on a much higher land level than the proposed site and where a distance of 15m would be provided. Given the distance, and land level changes it is considered a condition should be attached to any approval to obscure glaze this window in order to protect the privacy of the occupiers of the host dwelling.

Given the above, it is considered that the distance currently proposed to the rear would be comparable with those seen within the area and would adequately provide the level of amenity that would be expected at a residential property within this area, it is considered a condition is necessary for the window in the side elevation to be obscurely glazed in order to protect privacy.

With this in mind, it is considered that although the distances set down within the SPG could not be achieved, the development would still comply with its requirements, in so much as the proposal would be compatible with the density of surrounding development. As such, the proposal would not unduly impact upon the amenity of any neighbouring properties through overlooking, overshadowing or loss of outlook or daylight and is therefore in accordance with Policy DM1 of the Rochdale Core Strategy, Residential Development SPD and the guidance contained within the NPPF.

Highways

Policy T2 of the adopted Core Strategy has regard to accessibility. The NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The proposed two storey extension would result in providing a further bedroom at the property. The dwelling does not provide any off street parking provision which is less than ideal given the expectation for two parking spaces per dwelling set out in the Council's Core Strategy. However, given the character of the area with terraced dwellings and on street parking, it is not considered that this would give rise to harmful impacts. In addition, although the site would be positioned on a corner plot with a bend in the road, the road itself is quite narrow at this point and where vehicles generally reduce speeds in order turn the corner, as a result, a reason for refusal on this basis would not be sustainable. In addition, the highways officer has stated that the proposal will not impact upon the highway and offered no objection.

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:-

Existing elevations and floor plans Drawing No. 1436/1
Proposed elevations Drawing No. 1436/4 received 08/04/2019
Proposed ground floor plan Drawing No. 1436/2 received 12/04/2019
Proposed first floor plan Drawing No. 1436/3

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 Saved Policies of the 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 development shall take place until samples or full details of materials to be used 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. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 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), the ground floor lounge window in the eastern side elevation of the two storey extension hereby permitted shall be fitted with textured glass with obscuration level 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.

Procedure 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.

Notes for Applicant

Report Author Mubeen Patel