

Application Number:	22/01291/HOUS
Location:	29 Brooklands Court, Rochdale, OL11 4EJ
Proposal:	First floor side extension, insertion of a new door to ground floor side elevation and front entrance canopy
Applicant:	Mr Adill Iqbal
Case Officer:	Aimee Bovaird
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

Location

This proposal relates to no.29 Brooklands Court, a two storey detached dwelling. The dwelling consists of brown brick and is characterised by an attached garage to the side of the property and a conservatory to the rear.

The subject property is located at the corner of the cul-de-sac and is surrounded by similar detached dwellings in the street scene.

Description of Proposal

The application proposes a first floor side extension, insertion of a new door to ground floor side elevation and front entrance canopy. The first floor side extension will cover the area of the existing garage. The first floor will extend 5m from the host dwelling. The new ridge and eaves height will match the existing dwelling. The proposed development will create two new bedrooms on the first floor with a window in the front and rear elevation.

Relevant History

No relevant history

Township/Member comments

Not relevant

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding properties and there were no responses.

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

None Applicable

Assessment

Design: DM1 and P3

- ☐ Policies DM1 and P3 of the Council's adopted Core Strategy require 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. In addition to the above, the National Planning Policy Framework (NPPF) states that the Government attaches importance to the design of the built environment.
- ☐ The SPD sets out in paragraph 5.1 that extensions should be designed to be in keeping with the host property and generally subservient to it. This proposal is considered subservient as the proposed eaves and ridge height will match the existing. In this location the proposed development will not extend further than the building line and there are similar developments on the street scene with built development above integral garages, therefore the proposed development will be in keeping with the character of the area.
- ☐ The subject property is sited within a predominantly unchanged street scene where few properties have been extended. Notwithstanding this, at the head of the cul-de-sac to the immediate south-west are two detached properties (no.31 and no.33 Brooklands Court) which are of a similar design to the proposed development. These two properties comprise an integral garage

with a bedroom above it, and reflects what the proposed development is intending to do with its first floor extension. As such, the scale of the proposed development is in keeping with these two existing properties.

- ☐ The houses are staggered and there would be no risk of a terracing effect at this location.
- ☐ A front canopy is being added, this is acceptable as it will be over the existing door.
- ☐ On balance the extension would be acceptable at this location as the design of the extension reflects the existing house and neighbouring properties. It is not overbearing and will not affect the character of the area. The extension will be constructed in materials similar to the existing dwelling and this would maintain the character of the host dwelling and not have a negative impact on the wider street scene.
- ☐ 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

Privacy

- ☐ The SPD sets out space standards in paragraph 4.1 and the proposed development adheres to this. It is noted that the host dwelling is situated on higher ground than the dwelling opposite (no. 35). However, at 32m the separation distance between the dwellings is substantially over the recommended 21m and is therefore considered acceptable.
- ☐ The proposed development would be within 1m of the shared boundary with no.27. This is acceptable as the subject property is removing windows on the side elevation facing no.27 resulting in no privacy issues for the neighbouring dwelling in this direction.
- ☐ The development proposes a first floor front and rear window in the habitable bedrooms. Having regard to its scale, projection and positioning the windows will not affect surrounding occupiers by way of loss of privacy, overshadowing or overbearing impact. A bathroom window will also be installed to the rear. This will be obscurely glazed via condition.
- ☐ A side door is proposed on the side extension, this will not affect the amenity of the neighbours or negatively affect the amenity of the area.

Overshadowing and Overbearing Impact

- ☐ The proposal would accord with the requirements of Section 5.9-5.10 of the SPD which requires first floor extensions to detached dwellings to be within the projection of a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevations of the adjacent dwelling.

Occupier Amenity

- ☐ The SPD sets out in paragraph 5.4, 'it is important that sufficient garden space is retained for purposes of sitting out, drying clothes and for children to play. An amount of garden area should be retained to meet the reasonable needs of existing and future occupiers.' As this is a first floor side extension, the garden is not being developed on and there is sufficient garden space left for existing and future occupiers
- ☐ The submitted floor plans indicate the provision of adequate natural light to all habitable rooms.

- ☐ 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

- ☐ The proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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

Existing Plans – Sheet 1 (received 6/10/22)

Existing Elevations – Sheet 2 (received 6/10/22)

Proposed Plans – Sheet 3 (received 6/10/22)

Proposed Elevations – Sheet 4 (received 6/10/22)

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.

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 window in the first floor on the rear elevation facing east 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	24/11/22	Signed: ABovaird
Authorisation	05/12/22	Signed: SS

Report Author Aimee Bovaird