

Application Number:	23/00518/HOUS
Location:	3 Pembroke Street, Littleborough, OL15 8BG
Proposal:	Proposed front extension to existing attached garage and addition of two roof lights to rear roof slope
Applicant:	Ms Julie Alfrey
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)?	N/A

Location

This application relates to no. 3 Pembroke Street, a two-storey, detached dwelling located outside the western edge of the Littleborough Town Centre Conservation Area. The dwelling is served by a public Right of Way which is accessible off Hare Hill Road to the northeast.

The dwelling has a northwest facing orientation, adjacent to nos. 1 Pembroke Street and 2 Prospect Street to the northeast and nos. 15-19 Wellington Street to the southwest. The dwelling benefits from an attached garage with one off-street parking space to the front.

Description of Proposal

Permission is sought for a single storey extension to the front of the existing attached garage. The extension would infill the northeast corner of the dwelling and sit flush with the existing front elevation. It would be set in 0.22m from the existing side wall and have a dual-pitched, gable-style roof with a maximum height of 3.65m and a height to eaves of 2.55m.

Fenestration for the development is proposed as a white uPVC door and side lights to the front elevation and two roof lights to the existing rear roof slope.

Materials for the construction of the development are proposed to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The main highways concern regarding this application is the loss of parking provision.

Although the planning application form indicates that there would be no impact on parking provision the loss of the garage and the driveway would leave the extended dwelling with no viable off street parking. This Council parking standards would require that the size of the extended dwelling would require the provision of two off street parking spaces and we are unlikely to support the application without some viable parking provision.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on highways capacity.

Conservation And Design

The application site consists of a two story brick property which dates from the early 1990s. It is located just outside the Littleborough Town Centre Conservation Area.

The proposal seeks to raise the height of the integral garage and convert this to habitable accommodation. Subject to a condition requiring materials to match, the proposed works would not materially affect the setting of the Conservation Area, or its character and appearance. No objections.

Rights Of Way Officer

The development should not affect the right of way running over Pembroke Street as the owner is building within their own curtilage.

Prior, during and following the development the right of way should not be obstructed by any vehicles, materials or plant vehicles, any damage to the surface should be repaired as soon as possible to avoid injury to any member of the public.

Representations

Letters of notification were sent to all surrounding dwellings, a site notice was posted in the vicinity of the dwelling and a press advert issued. No responses were received.

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:

P2	Protecting and enhancing character, landscape and heritage
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

Amended plans have been submitted to set the extension 0.22m in from the side boundary in order that the proposed development will not encroach on land outside the ownership of the applicant dwelling.

Assessment

Heritage and Design: DM1, P2 and P3

The application site lies outside the western edge of the Littleborough Town Centre Conservation Area. As such, the proposal must also be considered with regard to Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (As Amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

In addition, paragraph 192 of the National Planning Policy Framework (NPPF) states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Policy P2 of the Council's adopted Core Strategy (CS) states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets including consideration of their wider settings.

Policies DM1 and P3 of the CS require development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

In assessing the proposal in relation to its impact on the Conservation Area, consultation was carried out with the Council's Conservation Officer. The Officer was satisfied with the design of the development and concluded that the proposal would not result in harm.

The scheme would accord with policy P2 of the CS which seeks to conserve, enhance and promote key heritage assets. As the Council's Conservation Officer has identified a neutral impact on the significance of a designated heritage asset, it is not required that any harm be weighed against their public benefit.

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 SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

The street scene is comprised of properties that vary significantly in respect of their age and, subsequently, their architectural style. Views along Pembroke Street include both hipped and gable roof forms. Whilst the proposed roof design would introduce a front-facing gable, it is not considered that this aspect of the design would appear at odds with the varied street scene and is, therefore, acceptable.

The external building materials of the extension would complement those of the existing dwelling and the extension would be of a size and scale that is subordinate to the size of the original property. Furthermore, the existing bin storage arrangements would not be impacted by the proposed development.

The scale and 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

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:

- 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;
- 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The adjacent dwelling, no. 1 Pembroke Street, adjoins no. 43 Hare Hill Road to the northeast and no. 2 Prospect Street to the southeast. As a result, the side elevation effectively acts as the rear elevation with a small garden that extends some 8.8m from the side elevation to the shared boundary with the applicant dwelling. The proposed extension and the side elevation of no. 1 would have a facing distance of some 9m. The facing elevation of no. 1 includes an obscurely glazed first floor bathroom window with a further window located directly below at ground floor level. Whilst it is unclear whether the ground floor window is a principal window to a habitable room, it is important that development proposals do not result in undue harm to the residential amenity to the neighbouring dwellings.

Whilst the SPD states a distance of 10m between a principal window and any directly facing single storey elevation, it is noted that the neighbouring windows already directly face the existing single storey attached garage to the applicant dwelling.

Furthermore, the roof of the proposed extension would have a lower ridgeline than the existing attached garage and its roof would be hipped away from the neighbouring property. Therefore, given the existing conditions, the proposed extension is not considered to have an overbearing impact upon or result in a substantial loss of light to the occupants of nearby properties.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

It is therefore considered that the extensions accord with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Paragraph 111 of the NPPF states that, “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”

The existing dwelling benefits from one off-street parking space to the front of the attached garage. Whilst the proposed development would result in the loss of this space and the attached garage, it is noted that the existing parking space and attached garage do not have sufficient dimensions in order that they can be counted towards car parking provision.

Therefore, whilst the proposed parking bay to the front of the extension would not meet the recommended width outlined in paragraph 3.15 of the SPD, it is not considered that this would warrant a refusal of the application considering that the existing dwelling benefits from no viable off-street parking provision.

Furthermore, upon visiting the site, it became clear that the occupants of the applicant dwelling already utilise on-street parking to the front of the dwelling, which the officer notes is not an adopted highway.

In light of the above, it is not considered that the proposed parking arrangements would result in an unacceptable impact on highway safety, in accordance with the NPPF.

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:
 - Existing Site and Location Plan. Drg no. PSL-SVA-ZZ-ZZ-DR-A-2000 REV C
 - Existing Elevations. Drg no. PSL-SVA-ZZ-ZZ-DR-A-2010
 - Existing and Proposed Floor Plans. Drg no. PSL-SVA-ZZ-ZZ-DR-A-2005 REV D
 - Proposed Elevations. Drg no. PSL-SVA-ZZ-ZZ-DR-A-2011 REV C
 - Proposed Site and Location Plans. Drg no. PSL-SVA-ZZ-ZZ-DR-A-2001 REV C

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 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	15/08/2023	Signed: BM
Authorisation	15/08/2023	Signed: RC

Report Author Bob Melling