

Application Number:	24/00126/HOUS
Location:	4 Shaddock Avenue Rochdale OL12 7QA
Proposal:	Part two, part single storey side and rear extension following removal of existing carport to side elevation
Applicant:	Arfaan Anjum
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 17.04.2024	EXT OF TIME 19.04.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

4 Shaddock Avenue is a two storey detached property located in the Norden ward of Rochdale and within a run of detached properties and estate of similar properties. The rear curtilage abuts protected open land and the house is set back approx. 8m from the adjacent highway. The property benefits from generous rear amenity space and a side car port.

Description of Proposal

Permission is sought for a part single / part two storey side and rear extension set back 4.2m from the front elevation, projecting 1.7m from the southern elevation and a depth of 4.5m from the rear elevation.

The extension is to be constructed in matching materials and a hipped roof to the part single storey rear element.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties and a site notice was displayed. No public comments were received

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024:

JP-P1 Sustainable Places

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

Amendments were sought to solve a minor discrepancy between the plans.

Assessment

Design: DM1 and P3

Policy DM1 encourages new development to be of high quality design and take the opportunity to enhance the quality of the area.

The design of the scheme would represent good design principles as so to not give rise to any terracing concerns by virtue of the 4.2m set back from the front elevation and 2m from the front elevation of the neighbouring property, no. 6 Shaddock Avenue as so to not disrupt the form of the detached nature. The proposal is considered sympathetic to the built scale and siting of the host property and those surrounding.

The material palette would match that on the host dwelling in order to be in keeping with the strong visual appearance of the street scene. The hipped and mono-pitch roof forms raise no concern.

The extension to the southern elevation will be set back approx. 11m from the adjacent highways therefore shielded from much of the public viewpoints. The development is not considered to present any undue harm to the street scene and would visually respect the external appearance and character of dwellings along Shaddock Avenue.

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 Core Strategy requires new development to not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;

Section 4 of the SPD sets out minimum separation distances for principal windows which all proposed windows are considered to be constructed in accordance with.

Paragraph 5.9 sets out guidelines on proposed projection distances in relation to two storey rear extensions which the development is considered to be in accordance with. 5.10 takes into consideration single storey rear extensions at neighbouring properties to which the following guideline is applied:

Where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s)

It is noted that although the development is in accordance with the above guideline, regard is given to the first floor rear window at the neighbouring property, no.2 Shaddock Close. Site photos show this window to be obscurely glazed therefore not considered to be a principal window to a habitable room therefore protection of residential amenity in regard to this window is void.

The plot would retain a sufficiently sized rear garden post development and all habitable rooms are to retain sufficient light and outlook.

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 removal of the existing car port does not raise any immediate concern given the dwelling would retain a driveway to the front of the property sufficient for two designated off-road car parking spaces which is therefore in accordance with Appendix 5 Schedule of Car Parking Standards.

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. This permission relates to the following plans:
 - Location Plan
 - 2021/2 Proposed Site and Floor Plans
 - 2021/3 Proposed Elevations (Received 17.04.2024)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 saved Rochdale Unitary Development Plan, 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	17.04.2024	Signed: CPetrillo
Authorisation	19.04.2024	Signed: TH

Report Author Chelsea Petrillo