APPLICATION NUMBER: 18/01087/HOUS

Application Number:	18/01087/HOUS
Location:	20 Prospect Street Heywood OL10 2BB
Proposal:	Single storey pitched roof rear extension
Applicant:	Mrs Karen Brown
Case Officer:	Osian Perks
Recommendation:	**Refuse**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

This application relates to a two storey semi-detached property situated with the Heywood Township. It is built in red brick with UPVC windows throughout.

The property is positioned at an oblique angle to the highway and the neighbouring No.14. Its rear amenity space is triangular in shape and shares a boundary with both the adjoining No.18 and No.22.Prospect Street.

Description of Proposal

Planning permission is sought for the erection of a single storey rear extension. It would be built in materials matching those of the host dwelling with a dual pitched roof. It would have a depth of approximately 4 metres, an eaves height of 2.6 metres and a ridge height of approximately 3.3 metres.

Relevant History

n/a

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed extension would be built with a blank rear elevation and a gable end, which would contrast with the rear elevation of the host dwelling which is broken up by windows and doors and the hipped roof of the host dwelling.

However, it is considered that by virtue of its small size, the proposed extension would not significantly, adversely impact upon the character of the host dwelling or the wider area.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. It states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);

For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

The host property is semi-detached and would have a depth of approximately 4 metres and therefore would not accord with the above guidance. It is considered that due to its height, depth and orientation to the South East of the adjoining No.18, the proposed extension would significantly overshadow and have an oppressive impact upon the occupants of No.18 when viewed from rear facing ground floor windows.

The SPD states that sufficient private garden space should be retained to meet the needs of the occupiers of the dwelling. The existing rear amenity space is relatively small with a maximum depth of approximately 8.6 metres and a triangular form. The proposed extension would reduce the area of the rear amenity space by approximately 18m^2. It is considered that the resulting useable space would not be of an adequate size for sitting out, drying clothes and allowing children to play for a property of this size. It is noted that further space exists to the front/side of the property, but this is not of a private nature. As such it is considered that due to the lack of rear amenity space resulting from the erection of the extension, the proposal would fail to accord with policy DM1 of Rochdale Core Strategy.

The proposed extension would be visible from the rear facing windows of the neighbouring No.22 and, at its closest point would be 1.4m away from the shared boundary between the two properties. It is considered that by virtue of its size, siting and design, and orientation to the North, the proposed extension would not unacceptably overshadow or have an overbearing impact upon the occupants of this neighbouring property.

Recommendation: Refuse for the following reasons:

1. Due to its size, siting and design, the proposed extension would significantly overshadow and have an overbearing impact upon the occupants of the adjoining no.18 when viewed from the rear facing ground floor windows. As such, the proposal would fail to accord with the residential amenity aims of Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2. The proposed extension would substantially reduce the amount of available private amenity space at the application property and it is considered that this space would be insufficent to meet the needs of the occupiers of the dwelling. As such the proposal would not accord with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**
Report Completed	08/02/2019	Signed: OP
Authorisation	11/02/2019	Signed: AT

Report Author Osian Perks