

APPLICATION NUMBER: 24/00679/HOUS

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Location:	61-63 Roch Street Rochdale OL16 2TG
Proposal:	First floor rear extension and alterations to roof of existing single storey rear extension to 61 Roch Street; erection of front porch and shared entrance to passageway to 61 & 63 Roch Street
Applicant:	Tariq Latif
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 61-63 Roch Street; a pair of adjoining terraced houses in outer Rochdale. The pair a part of a row of six terraced houses on a residential estate. The surrounding area is mixed use, including various house types, commercial warehouses, public amenities, and green space in the form of Belfield Park. Rochdale Bypass (A664) runs north-west to south-east approx. 20m east of the site.

Nos. 61-63 face south-east, overlooking large driveway and the public highway. No. 61 is adjoined by no. 59 to the south-west, and no. 63 is adjoined by no. 65 to the north-east. The rear boundaries face north-west, sharing a border with nos. 3-7 Bishop Street.

Nos. 61 and 63 share a central access gate and external alleyway with runs between the ground floors of both properties.

Description of Proposal

Permission is sought for the erection of two front porch extensions, one to each property, following the demolition of the existing porches, and a first-floor rear extension to no. 61.

The porches would be identical in form and scale and would include a sloped roof, a front access door, and a single window. Proposed materials include red brick, concrete roof tiles, and UPVC fenestration. Both porches would project 1.4m from the front elevation, and would measure 2m in width, 2.6m in height to eaves, and 3.6m in maximum height.

The first-floor rear extension would adjoin the existing first-floor extension, extending its width from 3m to 4.5m. It would involve alterations to make a shallower roof pitch to the first-floor extension.

Relevant History

No. 61

15/00768/HOUS: Two storey and single-storey rear extension (resubmission of 15/00457) – Approved 2015

No. 63

22/01367/HOUS: First floor rear extension and addition of lean-to pitched roof over existing single-storey rear extension – Approved 2022

21/00649/HH42: Prior notification for a single storey extension measuring 5.5m from the rear of the original dwelling (with a maximum height of 3.5m and height to eaves 2.6m – Prior Approval not required 2021

11/D55119: Two-storey rear extension – Approved 2011

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding properties 26/07/2024; no objections were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

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

Original permission had one combined porch. Amendment has separated the porches.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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 in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

Considering the setting and scale of the proposed development a simple assessment of whether it accords with the following design principles is appropriate:

Impact on street scene, including subservience, terracing and building line	yes
Height and massing	yes

Facing materials and detailing	yes
Roof style	yes
Window proportions	yes
Bin storage	yes
Impact on trees	yes

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Permission is sought to replace the existing front porches with two of a similar scale and form, together with a 1.5m extension in width to the rear first-floor extension of no. 61. As such, the increase in the overall footprint of the adjoining properties is negligible. Due to its siting and scale the proposed development would therefore 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 have no bearing on the existing parking arrangements and is therefore acceptable in accordance with policies DM1 and T2.

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
- Proposed elevations, site plan, floor plan: sheet 3 & 4

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 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 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	10/09/2024	Signed: Hamish Rigg
Authorisation	12/09/2024	Signed: Ryan Killeen

Report Author Hamish Rigg