

|                            |                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | 23/00243/HOUS                                                                               |
| <b>Location:</b>           | 59 Mountain Ash Rochdale OL12 7JD                                                           |
| <b>Proposal:</b>           | Part single / part two-storey rear extension following demolition of existing conservatory. |
| <b>Applicant:</b>          | MICK HERNON                                                                                 |
| <b>Case Officer:</b>       | Chelsea Petrillo                                                                            |
| <b>Recommendation:</b>     | <b>Refuse</b>                                                                               |

|                   |                                               |           |
|-------------------|-----------------------------------------------|-----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>No</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>No</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>No</b> |

|                 |                                          |            |
|-----------------|------------------------------------------|------------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>No</b>  |
|                 | <b>Neighbour comments received?</b>      | <b>Yes</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>No</b>  |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

### **Location**

59 Mountain Ash is a two-storey end terrace property located in the Spotland and Falinge ward of Rochdale. The property benefits from off-road parking to the front of the dwelling, a rear conservatory, a loft conversion and a detached outbuilding to the rear. The dwelling adjoins to 57 Mountain Ash to the north-east, sits adjacent to 61 Mountain Ash to the south-west and the rear curtilage borders an alleyway separating the row of terraces from the adjacent dwellings to the rear along Mountain Ash.

### **Description of Proposal**

Permission is sought for a part-single / part-two storey rear extension projecting 3m at ground floor level constructed with a lean-to roof and 2.4m at first floor level constructed with a pitched roof. Both the ground floor and first floor elements of the extension would project the full width of the rear elevation and be constructed to match that on the existing dwelling.

### **Relevant History**

**22/01303/HOUS**

PART TWO/PART SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING REAR CONSERVATORY TOGETHER WITH FRONT AND REAR DORMERS

**Refuse 19.12.22**

1. By virtue of siting, scale and design, the proposed front and rear dormer would constitute an incongruous and disproportionate addition to the host dwelling, to the

detriment of its character and amenity of surrounding neighbours. The proposed development therefore constitutes poor design, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document "Guidelines and Standards for Residential Development" and the National Planning Policy Framework.

2. By virtue of siting, scale and design, the proposed two-storey rear extension would compromise the amenity of No.23 Mountain Ash and would not comply with SPD space standards. This would result in an unacceptable loss of privacy on the adjacent neighbouring windows to the rear and will result in inadequate private rear garden space for the occupier of the host dwelling, due to the presence of the existing outbuilding. The application therefore fails to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

**23/00249/CPL**

Certificate of lawfulness for a proposed rear dormer.

**Decision pending**

**Township/Member comments**

None Applicable

**Consultee responses**

None Applicable

**Representations**

Letters of notification were sent to surrounding neighbours. Two letters of objection were received.

Letters of Objection:-

- Devaluation of surrounding property  
**Officer Response** *Not a planning material consideration*
- Loss of light and privacy  
**Officer Response** *See amenity section of report*

**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 19<sup>th</sup> October 2016. The following policies are relevant:

- |                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | 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

Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area” and “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing and loss of privacy”. Policy P3 of the CS requires new developments to “enhance the boroughs 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 in general”.

As per the previous submission for this property, 22/01303/HOUS, of a part single / part two-storey rear extension of the same design and scale, the extension would be considered acceptable in this regard. The extension is set down from the ridge and would visually respect the built form of the host dwelling.

External brickwork, roof materials and fenestration would match the proportions on the existing and be constructed to match existing materials therefore would be built sympathetic to the overall existing appearance. The proposed pitched roof is considered acceptable given the existing row of terraces along Mountain Ash are constructed with pitched roofs and the lean-to roof would also be acceptable, although not found on the existing, given the presence of the lean-to roof would be modest in scale.

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

Section 4 “Space Standards” in the SPD states that “it is expected that most new development will have some impact on neighbours” and “all new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings”.

As per the previous application, the extension would remain SPD compliant in terms of projection distances from the host dwelling and in relation to surrounding neighbours to each side. The amenity impact to the two neighbours either side of the application property, no.57 (east) and no.61 (west) would remain unchanged and not pose any unacceptable impact.

It is important to note the previous reason for refusal was on the basis of the upper floor principal window hosting the master bedroom of the extension not adhering to Section 4 Space Standards of the SPD which requires 21m between directly facing principal windows. The previous permission proposed a separation distance of 17m between the proposed master bedroom window of the extension and the window directly opposite located on the upper floor rear elevation at no.23 Mountain Ash, which would remain relevant to the new proposal given the separation distance would remain unchanged. It is considered the rows of uniformed terraces in this vicinity along Mountain Ash would host the same internal layout therefore given the rear window upper floor window of no.59 hosts a bedroom, it is considered for the

upper floor rear window of no 23 is likely to also be a principal window to a bedroom therefore unacceptable for loss of privacy impact to the adjacent neighbour to the rear, no.23 Mountain Ash.

Paragraph 5.4 of the SPD states “An amount of garden area should be retained to meet the reasonable needs of existing and future occupiers. An extension that does not leave sufficient private garden space is unlikely to be acceptable”. The 3m projection of the extension at ground floor level would result in the erosion of significant garden space due to the presence of the existing outbuilding currently in place. The loss of garden space would be detrimental to the enjoyment for the occupiers and would therefore not adhere to SPD standards.

As listed above, the impact of the proposed works regarding occupier amenity on No.23 Mountain Ash would result in an unacceptable loss of privacy. The extension would also erode a large portion of the remaining rear garden space and not leave sufficient space for the enjoyment of present and future occupiers. Therefore the proposal would unduly impact the amenity of the occupants of neighbouring properties and would not act 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 existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

#### **Recommendation: Refuse**

1. By virtue of siting, scale and design, the proposed two-storey rear extension would compromise the amenity of No.23 Mountain Ash, resulting from a harmful loss of privacy, and would not comply with SPD space standards. The extension would also result in inadequate private rear garden space remaining for the occupiers of the host dwelling. The application therefore fails to adhere to Policy DM1 of the 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

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 28.04.2023  | Signed: CP     |
| <b>Authorisation</b>    | 17.05.2023  | Signed: TH     |

#### **Notes for Applicant**

For the avoidance of doubt, this decision relates to the following plans:-

SITE LOCATION PLAN

22.2914.24 EXISTING AND PROPOSED BLOCK PLANS

22.2914.22 PROPOSED FLOOR PLANS

22.2914.23A PROPOSED ELEVATIONS & SECTION

Report Author Chelsea Petrillo