APPLICATION NUMBER: 21/00210/HOUS

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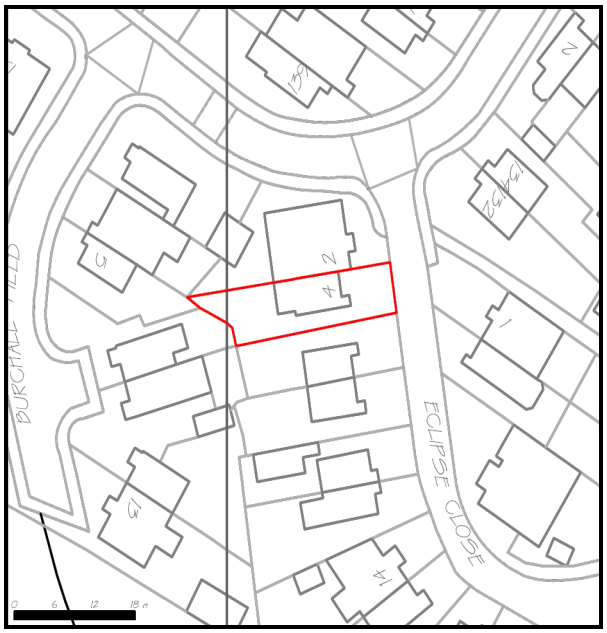
Location:	4 Eclipse Close, Rochdale, OL
Proposal:	Porch, two-storey side extension, and two-storey rear extension after demolition of existing rear conservatory
Applicant:	Mr Michael Turner
Case Officer:	Ryan Killeen
Recommendation:	**Refuse**

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



The application relates to no.4 Eclipse Close, a two-storey semi-detached dwelling on a relatively modern residnetial estate southeast of Rochdale town centre. The

Dwelling adjoins to no.2 Eclipse Close to the north, with no.6 adjacent to the south. The rear boundary of the curtilage abuts the rear cutilages of no.5 and 7 Burchall Field.

The surrounding urban grain is considered to be quite fine in the context of a modern housing estate, with dwellings in the surrounding are typically being terraced or semi-detached, and in close proximity to oneanother.

Description of Proposal

The application proposes a part single-storey, part two-storey side and rear extension. It is to project 2.3m from the south facing side elevation, and 3m at ground floor and 2.4m at first floor to the rear. The extensions include a porch extension to the front which would have a canopy that continues roof profile south across the front elevation to the common boundary with no 6. The first floor of the side extension is set back 1m from the front elevation of the original dwelling.

The extensions are to be formed with a pitched gable-style roof form, and be constructed from matching materials.

Relevant History

16/00545/HOUS	Two storey side extension and single storey rear extension including demolition of existing conservatory and front porch – Granted STC July 2016.

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties, no responses were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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): Guidelines and Standards for Residential Development (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy requires all new development to adhere to a high quality of design, and 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 in general. Paragraph 127 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and visually attractive as a result of good architecture, layout and effective landscaping.

Further to this are the considerations of the Guidelines and Standards for Residential Development SPD, which sets out guidance which new residential developments should adhere to in order to achieve a good standard of design.

The applicant dwelling is a two-bedroom semi-detached dwelling, and would be considered undersized against modern space standards, with a gross internal area of 55m^2(excluding conservatory). The proposed extension would increase the floorspace and volume of the existing dwelling by more than 100%.

The applicant dwelling is located on an estate where the urban grain is typically finer than most residential offerings throughout the borough, with separation distances typically unsatisfied.

The overall massing of the extension would be substantial in the context of existing dwelling, and is considered to arise from a clear attempt at

maximising the quantum of development on site. Given the constrained nature of the site with regard to the close proximity of neighbours to the side and rear, a two-storey side and rear extension which occupies the entire side curtilage, and much of the rear curtilage, is considered to constitute an overdevelopment of the plot and as such, the application fails to take due consideration of its context, contrary to policy P3.

Section 5.12 of the SPD offers guidance for two-storey side extensions, requiring those that come within 1m of the side boundary to be appropriately designed to avoid the terracing effect by either:

- (i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house (Figure 8); OR
- (ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house (Figure 9).

The proposals in this application fail to take full account of these requirements opting instead to set the first floor back by 1m at first floor only. Given the linear building line shared between the applicant dwelling and the adjacent neighbour to the south, and the proximity of the two properties, it is considered imperative that such requirements are adhered to.

Consequently, the proposed side extension would produce a dominant form that would erode the side curtilage of the applicant dwelling which provide visual relief from the built form. In the event that no.6 was to extend utilising similar design principles, it is considered that the proposed form would appear as a terrace, causing undue harm to the character and appearance of the area.

Furthermore, it is considered that the introduction of a canopy which extends across the front elevation of the proposed side extension would constitute poor design which would compound the harm caused by the side extension.

Section 3.12 of the SPD states that "*residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets*". As a consequence of the siting and size of the two-storey side extension, external access between the front and rear curtilage will be entirely restricted, including for the purpose of refuse storage. It has been observed that opportunities for refuse storage are varied amongst the street scene, and given that no issue was raised under previously approved permission 16/00545/HOUS, which included the SPD as a material consideration, it is not considered that the storage of refuse containers to the front of the dwelling would be unduly harmful the character and appearance of the street scene.

In light of the above assessment, the proposed extensions would be unsatisfactory in their design and therefore fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Privacy

Under paragraph 4.1, the SPD sets out that the following minimum space standards will be applied:

(i) 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.

It is acknowledged that the urban grain of the surrounding area is finer than that of most residential estates amongst the borough, with minimum separation distances often below what would be accepted under a modern policy context.

Directly Facing Habitable Room Windows

At present, the distance between the rear facing, first floor habitable room windows of the applicant dwelling and the directly facing neighbour is substandard, at approximately 19m; 2m short of the 21m that would be required for new housing development. Given the substandard relationship between the properties, it is considered that any additional impact would equate to an unacceptable loss of privacy for the occupiers of no.7 Burchall Field.

The proposed two-storey side and rear extension would reduce the separation distance to approximately 16.5m, such distance would be 4.5m below what would ordinarily be accepted. In the absence of any mitigating factors, it is considered that such relationship would fail to provide a satisfactory standard of privacy for the occupiers to the rear. This harm would be compounded through a net increase in the number of first-floor, rear-facing habitable rooms.

Directly Facing Rear Boundary

The existing rear facing, first floor habitable room windows have a separation distance of approximately 10m to the rear facing boundary, broadly according with the above standard.

The proposed extensions would reduce this distance to approximately 7.5m, 3m short of the distance required in the SPD. It is considered that such distance would permit unacceptable views in to the rear garden of no.7 and 9 Burchall Field.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.

- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- Given the existing dwelling would be fail to adhere to Nationally Described Space Standards with regards to its Gross Internal Area, the proposed extensions would constitute an improvement in this regard where the resultant dwelling would adhere to such standards.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard for a residential dwelling contained within Appendix 5 of the adopted Core Strategy.

- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: REFUSE for the following reasons:

1 By virtue of its siting, size and design, the proposal would constitute an incongruous addition to the host dwelling that would represent an overdevelopment of the applicant dwelling. Additionally, the design of the proposal would not constitute a high standard of design and would result in an unacceptable terracing effect. Taken as a whole, the development would fail to result in a satisfactory standard of design and visual appearance, and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2 By virtue of its siting, size and design, the proposed two-storey rear extension would result in an unacceptable degree of overlooking and loss of privacy to the rear windows and garden areas of No.7 Burchall Field, to the detriment of the amenity of the occupiers. The application therefore fails to accord with the 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 Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development.

	Date	**Officer**
Report Completed	11/05/2021	Signed: RK
Authorisation	12/05/2021	Signed: EH

Report Author Ryan Killeen