

Application Number:	22/01535/HOUS
Location:	50 Leander Drive, Rochdale, OL11 2XD
Proposal:	Part two storey, part single storey rear extension
Applicant:	Mr Amir Nazir
Case Officer:	Bob Melling
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
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application refers to no. 50 Leander Drive, a detached, mid-1980s, two storey dwellinghouse fronting Leander Drive, Castleton. The property has a two storey extension to the southwest corner topped with a dual-pitched roof forming a facing gable to the rear elevation of the feature. A detached garage is located to the northwest corner of the dwellinghouse.

The ground level falls sharply to the rear of the property towards the western site boundary and in a southerly direction along Leander Drive. The street is characterised by tightly-packed detached houses with a high degree of uniformity regarding their design. The property has garden areas to the front and rear, including an elongated driveway running alongside the northern gable. The rear garden falls gradually to the west where the closet property is set at a lower level some 63 metres away.

Description of Proposal

Permission is sought for a two storey extension which would infill the area created by the existing two storey rear extension and a single storey rear extension with a depth of 3m.

Fenestration for the development is proposed as a window to the rear (first floor) to serve a bedroom, a set of bi-fold doors to the rear (ground floor) to serve the open plan kitchen, living and dining area, and four roof lights.

Relevant History

<u>91/D26190</u>	Two Storey Rear Extension To Dwellinghouse. Decision: Grant Permission subject to condition
<u>99/D37084</u>	Construction Of Pitched Roof To Existing Double Garage. Decision: Grant Permission subject to condition
<u>22/01537/CAA</u>	Prior approval for an upwards extension through the addition of one additional storey, increasing maximum height by 1.3m to 8.16m. Decision: Refuse

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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).

Amendments

N/A

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The application property benefits from an existing two storey rear extension that spans approximately half the width of the original build. However, it is considered that the existing extension has an incomplete perception, with an unbalanced dual-pitched roof that creates a large, mostly featureless expanse of brickwork facing into the rear patio. The proposed development would infill the area created by the existing outrigger and act as a continuity of the original build. This aspect of the design would be considered an improvement, despite the additional massing.

The single storey rear extension would be of a proportionate scale and, when viewed from the rear, the extensions would have balanced and well-proportioned fenestration that would appear in keeping with the host dwelling.

Whilst the development would have a large scale and the proposed ridgeline would not be set down from the existing, there would be limited views of the extension from the public realm. On this basis, it is considered that the development would not unduly harm the character of the host dwelling or the visual amenity of the surrounding street scene.

In light of the above assessment, 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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

Paragraph 5.6 of the SPD provides a maximum projection of 4m for single storey rear extensions to detached properties. Paragraph 5.7 adds that the aforementioned distance will be taken from the rear of any neighbouring extension if one exists close to the common boundary.

Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings. Paragraph 5.10 adds that 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 dwellings.

The adjacent dwelling, no.48, benefits from a single storey rear extension set against the common boundary. This ensures that the rear projection of the proposed development is in accordance with the SPD and would not result in an undue loss of light or outlook to no.48.

The single storey rear extension would surpass the rear elevation of no.52 Leander Drive by approximately 5.85m. This would exceed the maximum standard of 4m set out in the SPD. However, it is acknowledged that the adjacent dwelling has a detached garage within its rear curtilage that is set against the common boundary and that the proposed extension would not surpass the rear wall of this garage. Whilst the extension would stand taller than the garage, with a height to eaves of 2.9m and a maximum height of 3.8m, it would not have an undue impact beyond that which is already caused by the existing two storey extension and single storey garage. Further to this, the proposed development is located to the northwest of no.52 and this would limit the loss of light experienced by the rear windows and garden of the neighbouring occupiers.

Fenestration for the development is proposed only to the rear and would measure at least 24m to the opposing boundary of curtilage. Therefore, the development is not considered to result in undue harm to the privacy of the surrounding properties and complies with paragraph 4.1 of the SPD.

The plans confirm the provision of adequate natural light and outlook to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

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.

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. The permission relates to the following plans:
 - Location & Site. Drg no. 01
 - Existing plans. Drg no. 02
 - Existing elevations. Drg no. 03
 - Proposed plans. Drg no. 04
 - Proposed elevations. Drg no. 05
 - Existing Site Plan. Drg no. 06

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 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	30/01/2023	Signed: BM
Authorisation	08/02/2023	Signed: RC

Report Author Bob Melling