

Application Number:	23/01244/HOUS
Location:	44 Bellshill Crescent, Rochdale, OL16 2TT
Proposal:	First floor rear extension and the insertion of new window to the existing first floor side elevation - Resubmission of application no. 23/00851/HOUS
Applicant:	Khizar Rehman
Case Officer:	Sam Yuen
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 relates to no. 44 Bellshill Crescent, a two-storey end terrace dwelling located in a mid-20th century residential estate in Belfield. The dwelling is adjoined by no. 46 Bellshill Crescent to the south-east, adjacent to no. 42 Bellshill Crescent to the north-west, and faces the highway to the north-east. The rear boundary of the curtilage backs onto an unadopted access road serving properties along Bellshill Crescent, Belton Avenue and Blackstone Avenue.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 2.6m from the rear elevation of the host dwelling, above the existing single-storey rear extension to accommodate two bedroom space. It is characterised by a gable-fronted roof form and is set down from the ridge line by 0.62m with matching height to eaves.

The submitted plans also indicate the addition of one window to the first-floor side elevation of the dwelling to serve the proposed bathroom.

The application is a resubmission of a previous application 23/00851/HOUS with amendments made to the internal layouts and proposed side fenestration.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

22/00991/HH42 - Prior approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m and height to eaves 2.9m) – Prior Approval Not Required

23/00851/HOUS - First floor rear extension and insertion of a new window to the first floor side elevation – Refuse

Officer's Comment:

1. The proposals would result in undue amenity harm to the occupants of the host dwelling by means of an inadequate provision of natural light and outlook to the first-floor north-west facing side bedroom and insufficient internal floor areas for the rear and side-facing bedrooms. As such, the proposed development does not comprise a satisfactory standard of residential amenity and would fail to 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.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed development would not appear to have any direct highways impact, therefore Highways raise no objection to this application and request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed first-floor rear extension is set down below the ridge line of the host dwelling and would be subservient in this regard.
- ☐ Notwithstanding the large flat roof form of the existing 6m single-storey rear extension, the use of a gable-fronted roof for the proposed first-floor rear extension would also comprise a satisfactory roof form to the host dwelling.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.

- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they “*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*”
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (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;*
 - (ii) “*14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.*”
- ☐ Section 5.9 of the SPD states first-floor rear extensions projecting “*beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)*” would not normally be granted planning permission.
- ☐ The proposed first-floor rear extension is sited 37.3m from the rear first-floor habitable rooms of rear-facing nos. 15 and 17 Belton Avenue and 23.2m from its rear curtilage boundary. It also does not project beyond 30 degree lines drawn from the points 2.4m along the common boundaries from the rear elevation of nos. 42 and 46. As such, the proposal is not considered to result in adverse harm to the amenity of neighbouring occupiers.
- ☐ The proposal under this resubmission has removed the previously proposed fourth bedroom in lieu of a bathroom. As bathrooms do not constitute habitable rooms, the minimum space standards set out in Section 4.1 would not apply to the proposed side elevation window. Notwithstanding, a condition for obscure glazing has been recommended in the interest of amenity to adjacent no. 42.
- ☐ The proposed bedrooms meet the minimum width and floor area, as set out in the “*Technical housing standards – nationally described space standard*” and would therefore ensure a satisfactory standard of residential amenity for its occupants.
- ☐ The submitted plans indicate the provision of natural light 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.
- ☐ The proposal would 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal would increase the number of bedrooms from two to three and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained under the proposed plans.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

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 Plan – received 13/11/2023
- ☐ Existing Site Plan – received 13/11/2023
- ☐ Proposed Site Plan – received 13/11/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 1 Rev. 1 received 04/12/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. 4 Rev. 4 received 04/12/2023

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the first floor on the north-west facing side elevation shall be fitted with, to a

height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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	15/01/2024	Signed: SY
Authorisation	22/01/2024	Signed: RK

Report Author Sam Yuen