

Application Number:	24/00862/HOUS
Location:	104 Lewis Drive, Heywood, OL10 3NB
Proposal:	Single storey side extension with roof lights
Applicant:	Ms Kayleigh Byrne
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The application includes a single storey side extension of 2.15m. Due to its narrow width, slight set back, lean to roof, the extension would nestle comfortably against the host dwelling and result in no undue harm to the appearance of the host dwelling and its setting within the wider street scene.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The extension would include a rear facing bathroom window. This would face towards the boundary of 106 Lewis Drive at a distance of approximately 4.1m. It is acknowledged that due to the angled boundary between the two properties, this would represent a closer relationship than the existing ground and first floor windows. However, there is a level difference between the two properties, with no. 106 set at a higher level and this difference combined with the boundary treatment between the two properties would ensure that the existing would result in no harmful overlooking or loss of privacy, nor would it have any overbearing impacts.

The extension is adequately distanced from all other residential properties, the proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with CS Policy T2, CS Appendix 5 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. This permission relates to the following plans:

- Location Plan A3. Dwg no. 002-SI-XX-00-DR-I-P1
- Existing and Proposed Site Plan A1. Dwg no. 002-SI-XX-00-DR-I-P2. Rev 1
- Existing and Proposed Ground Floor A1. Dwg no. 002-SI-XX-00-DR-I-P3. Rev 1
- Existing and Proposed First Floor A1. Dwg no. 002-SI-XX-00-DR-I-P4
- Existing and Proposed Front Elevations A1. Dwg no. 002-SI-XX-00-DR-I-P5. Rev 1
- Existing and Proposed Side 1 Elevations A1. Dwg no. 002-SI-XX-00-DR-I-P6
- Existing and Proposed Rear Elevations A1. Dwg no. 002-SI-XX-00-DR-I-P7. Rev 1
- Existing and Proposed Side 2 Elevation A1. Dwg no. 002-SI-XX-00-DR-I-P8
- Existing and Proposed 3D Perspective View 1. Dwg no. 002-SI-XX-00-DR-I-P9

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan 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, policy JP-P1 of the Places for Everyone Joint Development Plan 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	11/12/2024	Signed: BM
Authorisation	19/12/2024	Signed: RC

Report Author Bob Melling