

Application Number:	23/00804/HOUS
Location:	73 Trafalgar Street, Rochdale, OL16 2JL
Proposal:	First floor rear extension to dwelling and addition of window to side elevation
Applicant:	Mr & Mrs Mohammed Ghazanfar
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. 73 Trafalgar Street, a two-storey semi-detached dwelling located in Central Rochdale. The dwelling is adjoined by no. 75 Trafalgar Street to the south-east, adjacent to no. 71 Trafalgar Street to the north-west, and faces the highway to the south-west. To the rear the dwelling faces no. 26 Copenhagen Street to the north-east. The side curtilage boundary of the property adjoins an alleyway which backs onto the rear curtilages of nos. 2-4 Copenhagen Square to the north. The property benefits from a rear detached garage and a large hardstanding to the side of the dwelling.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 5.82m from the rear elevation of the dwelling, above the existing single-storey rear extension. It is characterised by a gable-fronted roof form and has a ridge height of 7.79m and a height to eaves of 6.53m.

The proposed plans also indicate the addition of a first-floor bedroom window to the north-west facing side elevation.

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

Relevant History

78/D06264 - Kitchen Extension And Toilet – Grant

83/D15734 - Car Park To Side Of Dwelling House – Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

It would appear that the proposed extension would have no highways impact therefore we raise no objection 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 would be set down below the ridge line by 1.36m which would appear subservient to the host dwelling. The use of a gable-fronted roof form would also be in keeping and raises no concern.
- ☐ 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 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 projects 1.71m along the common boundary from the rear elevation of adjoining no. 75 and is sited 26.96m from the directly-facing rear habitable room window of no. 26 Copenhagen Street and is not considered to adversely harm to amenity to these occupiers.
- ☐ It is noted however, the proposed extension would be sited 9.53m from the rear principal windows of no. 4 Copenhagen Square which falls short of the space standards set out in Section 4.1 (ii). Notwithstanding, regards have been had to the immediate locality, which is characterised by dense terraced properties with limited separation distances between the dwellings. No. 4 Copenhagen Square, whilst currently sited 13.3m from the existing rear outrigger of the host dwelling, do not benefit from substantial levels of outlook through the rear windows. Given this site context, it is considered the additional amenity impacts resulting from the proposed extension would not be so great as to warrant refusal in this regard and would be acceptable on balance.
- ☐ The proposed side elevation window would be sited 32.86m from the directly-facing rear elevation principal windows of no. 110 Entwisle Road and would not result in significant amenity harm in this regard. Whilst it is acknowledged the proposed window on Bedroom 1 to the side elevation would directly overlook onto the rear garden of adjacent no. 71, considering the site context, where the level of privacy is restricted and an existing similarly placed window overlooking this area, the overlooking impacts of the proposed window would be acceptable on balance.
- ☐ 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, thus ensuring 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 proposed development would not impact on the provision of parking spaces for the host property. The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

Recommendation: Grant subject to 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 24/07/2023
- ☐ Existing Site Plan – dated 15/05/2023
- ☐ Existing and Proposed Site Plan – dated 15/05/2023
- ☐ Existing Floor Plans, Elevations and Roof Plan – dated 15/05/2023
- ☐ Proposed Floor Plans, Elevations and Roof Plan – dated 15/05/2023

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.

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	12/10/2023	Signed: SY
Authorisation	27/10/2023	Signed: RG