

Application Number:	23/00042/HOUS
Location:	118 Elmsfield Avenue Rochdale OL11 5XN
Proposal:	Two-storey rear and side extension and front canopy and alteration to rear fenestration following demolition of existing side garage
Applicant:	Mr & Mrs Andrews
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. 118 Elmsfield Avenue, a two-storey detached dwelling located in Norden. The dwelling sited at the junction with Shelfield Lane and is adjacent to no. 116 Elmsfield Avenue to the north and no. 120 Elmsfield Avenue to the south. The rear boundary of the curtilage borders the rear curtilages of no. 17 and 17a Highwood.

Description of Proposal

Planning permission is sought for two-storey side and rear extension following the demolition of the existing attached garage. The proposed extension projects approx. 2.9m from the principal side elevation of the host dwelling and tapers to approx. 2.13m towards the rear as to retain access to the rear garden. The extension also projects approx. 0.85m from the principal front elevation of the host dwelling, over the footprint of the existing garage. It is characterised by a hipped roof with a lean-to roof on the single-storey front extension and has a ridge and eaves height matching the host dwelling.

The application also proposes a front canopy to extend from the front lean-to roof over the front ground-floor window, as well as a set of bi-folding doors to the ground-floor rear elevation.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The main highway concern regarding this application is parking provision.

The planning application form indicates that there would be no impact on parking provision however the loss of the existing garage would obviously have some impact. For the size of the extended dwelling, Council standards would require the provision of two off-street parking spaces and as the dwelling is close to the junction of Elmsfield Avenue and Shelfield Lane it is considered the standard must be met.

If the applicant can demonstrate that two off-street parking spaces can be provided for the extended dwelling, Highways would raise no objection.

If approved the development would have no detrimental impact on road safety or highways capacity.

The servicing arrangements for the dwelling would remain unchanged.

Highways raise no objection to this application subject to the parking provision requirement.

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

Amendments were made to alter the gable roof of the proposed extension to a hipped roof form following comments from the case officer.

Assessment

Design: DM1 and P3

- ❑ 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 extension is of a hipped roof form which would appear subservient to the host dwelling and would be in keeping.
- ❑ Given the siting of the host dwelling at an angle, and the gable-fronted form of the adjacent dwellings along the building line, no concerns are had over the arising of potential ‘terracing effect’.
- ❑ It is noted the rearmost ground-floor section of the proposed extension would be recessed by approx. 0.77m, creating an overhang of the first-floor extension. Whilst this creates an unusual and awkward design, this feature would be mostly obscured by the proposed front gate and would not be visually prominent from the highway. As such, it is considered the proposed development would not cause undue harm to the character and appearance of the street scene.

- ☐ 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 submitted plans indicate refuse bins would be stored to the side of the dwelling and would be adequately screened out of public view behind the proposed front gate.
- ☐ 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 states the following minimum space standards for development proposals:
 - ☐ *“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.”*
- ☐ Additionally, section 5.9 of the SPD states two storey extensions to detached dwellings 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 two-storey extension does not project beyond the existing principal front and rear wall of the host dwelling and does not project beyond the rear elevation of adjacent no. 116. As such, the amenity impacts to neighbouring dwellings would be acceptable.
- ☐ 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.”*
- ☐ As it stands, the current off-street parking arrangements for the host dwelling fall short of the 4.8m length stated in section 3.15 of the SPD. It was also noted by Highways the loss of the existing garage would further impact on available parking space. However, given the similarly restricted parking arrangements present in properties within the immediate vicinity, and the fact

the proposal would not project forward of the existing floor space, on balance, it is considered the proposal would retain adequate off-street parking spaces for its occupants and would be 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 and Site Plan – Drawing No. 7029_PL01
- ☐ Existing Ground Floor Plan – Drawing No. 7029_PL02
- ☐ Existing First Floor Plan – Drawing No. 7029_PL03
- ☐ Existing Front and Rear Elevation – Drawing No. 7029_PL04
- ☐ Existing Side Elevations – Drawing No. 7029_PL05
- ☐ Proposed Ground Floor Plan – Drawing No. 7029_PL06
- ☐ Proposed First Floor Plan – Drawing No. 7029_PL07
- ☐ Proposed Front and Rear Elevation – Drawing No. 7029_PL08 Rev. A
- ☐ Proposed Side Elevations – Drawing No. 7029_PL09 Rev. A

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 northern side elevation facing north 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	09/03/2023	Signed: SY
Authorisation	13/03/2023	Signed: RK

Report Author Sam Yuen