

Application Number:	24/00028/HOUS
Location:	30 Emma Street Rochdale OL12 6QW
Proposal:	Single storey rear extension
Applicant:	Mohammed Shabir
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 01.04.2024	EXT OF TIME 17.04.2024
RECOMMENDATION:	Grant Subject to Conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

30 Emma Street is a two storey mid terrace property located in the Spotland and Falinge ward of Rochdale and is sited directly within the setting of the St Edmunds Church Falinge Conservation Area. The property hosts a two storey rear outrigger as part of the original build as was granted permission in 2008 for the erection of a single storey rear extension built with a projection 2.8m from the two storey outrigger.

Description of Proposal

Permission is sought for a single storey rear extension projecting 3.1m from the rear elevation constructed with a flat roof and matching materials. The extension will surpass the side elevation of the outrigger and as be constructed along the common boundary shared with no.28.

Relevant History

08/D50683 Single storey rear extension to dwelling
Granted May 2008

Township/Member comments

None Applicable

Consultee responses

Conservation and Design

The application site lies within the St Edmund's Church Conservation Area. The Conservation Area is centered on the Grade I listed St Edmund's Church, and the surrounding residential housing, laid out in a diamond around the Church

The application site is a mid-terrace property, dating from the early 19th century. It is constructed of red brick with a slate roof. The proposal is for a single storey extension to the rear of the property. The extension would be an infill, adjacent to the existing off-shoot. It would not be readily visible from any public views within the Conservation Area and would be seen in the context of existing rear outshoots.

Subject to a condition requiring materials to match, it is considered that the proposal would have a neutral impact on the significance of the designated heritage assets. The proposal would not harm the character and appearance of the Conservation Area.

No objections

Representations

Letters of notification were sent to surrounding properties and a site notice was posted close to the dwelling. No representations 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

Places for Everyone Joint Development Plan (PfE) 2024:

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

JP-P2 Heritage

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

It is noted that when the case officer undertook a site visit for the application site, a dormer has since been erected to the rear roof slope. Although this is not considered to affect the assessment of the rear extension, the plans have been amended to accurately depict the situation on site.

Assessment

Design and Heritage: DM1, P3, JP-P1 and JP-P2

Policy DM1 of the Core Strategy sets out general development requirements to which it requires new development to be of high quality design and take the opportunity to enhance the quality of the area.

Policy JP-P1 of the Places for Everyone JDP states that new development should be distinctive with a clear identity that “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials use”

To assess the acceptability of the development which lies within the St Edmunds Church Conservation Area, the Council’s Conservation Officer was consulted and raised no objection to the proposed works.

The rear of the dwelling directly faces a separate row of terraced dwellings along Sheriff Street, separated by a small parcel of land enclosed by alley gates either side.

Both rows of terrace dwellings have sought additions in previous years therefore to add a single storey extension is not considered to be out of keeping with development in the area.

Materials are to match that on the host dwelling to ensure consistency throughout the dwelling in terms of visual amenity.

To the rear of the dwelling, a sufficiently sized and functional garden space is to be retained for the enjoyment of the occupiers.

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

Paragraph 5.6 of the SPD sets out maximum projection distances for single storey rear extensions. The following is applicable in relation to attached properties;

- *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*

The property hosts two rear elevations, inclusive of the original two storey outrigger and recently added single storey rear extension, and is to project 2.4m from the rear elevation forming an infill extension between the south side elevation of the outrigger and rear elevation. The development is therefore in accordance with the above guideline.

Appendix 2 of the SPD sets out the definition as to what constitutes a “habitable room”. Given its functional use, a kitchen is not considered to constitute a habitable room therefore the ground floor side facing window hosting a kitchen at the adjoining property, no.28 Emma Street which directly faces the blank side northern elevation at an approximate distance of 2.4m is not considered to be of concern. In addition, the same room is served by an additional larger window to the ground floor rear elevation of the outrigger.

Amenity protection is afforded to the ground floor rear window on the adjoining property, no.28 Emma Street which is a principal window hosting a dining room.

Whilst it is noted the extension is in close proximity to the common boundary shared with no.28, the 2.4m projection of the proposed development is not considered to be so large it would pose an overbearing impact to this window and warrant a full refusal. On balance, the development is considered acceptable in this regard.

There is not considered to be any amenity concern to the adjoining property to the north and those adjacent to the rear.

Occupier amenity is to be adequate, post-development. The extension hosts a window to the rear elevation and a roof light to the sloped roof where sufficient light is considered to pass through to the dining room by virtue of a relatively open internal layout.

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.

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

- 2093/2 Amended Proposed Plans

and the development shall be carried out in complete 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, the saved Rochdale Unitary 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 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	10.04.2024	Signed: C.Petrillo
Authorisation	16.04.2024	Signed: TH

Report Author Chelsea Petrillo