

Application Number:	23/00016/HOUS
Location:	7 Letchworth Avenue Rochdale OL11 1NB
Proposal:	Two-storey and single storey rear extension - Resub of 22/00674/HOUS
Applicant:	Mr Mohammed Sheraz
Case Officer:	Chelsea Petrillo
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 7 Letchworth Avenue, a two-storey semi-detached dwelling located in the Milkstone and Deeplish ward of Rochdale. The rear elevation of the dwelling borders tree planted and open pastoral land and is situated within a defined urban area. The dwelling benefits from on-site parking sited to the front of the dwelling and a generous rear garden. It should be noted the dwellings along the southern side of Letchworth Avenue currently host no rear extensions to which the houses feature a staggered siting.

Description of Proposal

The application is seeking planning permission to significantly redevelop the rear elevation of the dwelling with the addition of a two storey extension projecting 1.2m from the existing rear elevation and spanning a width of 6.9m. The extension would feature an additional first floor element projecting 1.6m from the two storey extension and spanning a width of 4.1m. The single storey extension would project 3m from the existing rear elevation and 1.6m from the two storey extension.

The two storey and first floor extension would feature pitched roofs to match that on the existing and the single storey element would feature a lean-to roof, both of which would be constructed from matching materials.

Relevant History

22/00109/HOUS TWO STOREY AND SINGLE STOREY REAR EXTENSION INCLUDING ALTERATION TO FENESTRATION
Refuse 27.01.2022

By virtue of its siting, design and projection, the proposed development would lead to a loss of privacy for, and an overbearing impact on, the rear windows and amenity space of no.9 Shearing Avenue. The application therefore fails to adhere to Policy DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

22/00674/HOUS TWO STOREY AND SINGLE STOREY REAR EXTENSION INCLUDING ALTERATION TO FENESTRATION – RESUBMISSION OF 22/00109/HOUS
Refuse 18.11.2022

The appearance of the proposed combination of single-storey flat-roofed extensions to either side of the central two-storey hipped roof extension with its chamfered wall to one flank serves to produce an incoherent set of additions to the rear of the semi-detached house. The proposed development therefore fails to display a high quality of design and is contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

None Applicable

Consultee responses

The following response was received from the highways officer was received on 16.01.2023

This application has no impact on the highway network, so we raise no objection and request no specific planning conditions

Representations

Letters of notification were sent to surrounding properties, no letters of representation 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 sought from the agent to revise the siting and positioning of the first floor extension. It was acknowledged the scope for a first floor addition to the rear elevation would be minimal given the staggered siting of the adjoining houses sited either side of the application property however the reduced width is thought to be acceptable by SPD standards. Amendments received saw the reduction in overall width to the first floor of the two-storey extension and it is positioned centrally within the rear elevation.

Additionally, the chamfered edge was removed. It was decided the off-centre positioning of the first floor extension and chamfered edge would constitute poor design therefore the amendments received were sufficient for the application to be acceptable. Amendments were also sought to address inconsistency of the design and pitches of the proposed and existing roofs.

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The application seeks to significantly redevelop the rear elevation of the existing dwelling proposing a substantially larger scale whilst utilizing the same materials and roof style to be in keeping with the character and visual appearance of the original dwelling.

With regards to the scale of the proposal, it is considered dwellings along Letchworth Avenue comprise a similar built form to which many of the dwellings have not been subject to extension at the rear with the exception of no.14 and no.18, both of which currently host two-storey rear extensions (additionally, both of which pre-date the current Rochdale Core Strategy and SPD).

Limited details of the proposed material palette have been provided on the planning application to which all proposed materials were stated "as existing". Given the existing dwelling is constructed in red brick, white UPVC fenestration and concrete roof tiles, the extension constructed in these materials is therefore thought to be acceptable and in keeping with the surrounding appearance of the street scene.

The single storey extension would project 3m from the existing rear elevation and feature a lean-to roof with a lower pitch than the existing roof. Although the roof form of the single storey extension would not match that on the existing, the impact of an alternative roof style is not

thought to severely impact the character of the host dwelling therefore acceptable.

The two-storey rear extension at the western boundary would project 1.2m from the single storey extension and would feature a staggered siting to which it would extend a further 1.6m to match the rear elevation of the proposed single storey extension and feature a width of 4.1m. It should be noted that whilst the staggered projection of the two-storey extension is not preferred, given that the proposal would be located to the rear and not directly facing any dwellings, the proposal would be acceptable in this regard.

With all of the aforementioned design features sited to the rear and shielded from public vantage points, the prominence of the development is considered to be limited and their impact to the character and appearance of the host dwelling and wider area therefore very limited, particularly given the dwelling sits adjacent to dense woodlands.

It is considered that the proposed extensions constitute a satisfactory standard of design and will not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

It is important single storey extensions are designed to not negatively impact the amenity of surrounding neighbours. The SPD sets out guidance for single storey extensions to which it requires a point 3 meters along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). Where new extensions are set away from the boundary, the projection can be increased by the amount to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The SPD outlines the potential oppressiveness of the addition of a two-storey wall close to a common boundary. Paragraph 5.9 states "Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project 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)".

It is acknowledged the rear elevation of the adjacent house sited to the west, no.9 Letchworth Avenue, is currently sited approx. 1.6m back of the rear elevation of the application property and away from the common boundary. Plans do not indicate the two-storey element extension would project beyond a 30 degree angle drawn 2.4m from the common boundary therefore acceptable in terms of neighbour amenity to no.9 and compliant with paragraph 5.9 of the SPD.

The single-storey element would project 4.9m rearward from the rear elevation of no 9, but owing to the distance between the extension and the shared boundary, would comply with the limits set out in paragraphs 5.6 and 5.7.

The attached neighbour to the east, no.5 Letchworth Avenue, is also not thought to be impacted as a result of development given that the two-storey element would not project beyond a 30 degree angle drawn 2.4m from the common boundary, and the single-storey element would not exceed 3m from the rear elevation of the neighbouring house.

Aforementioned above in the amendments section of the report, original plans included a chamfered edge to the west elevation of the two-storey rear extension which projected further than the rest of the extension. Although the chamfered edge was in the interest of neighbour amenity, it was concluded to be poor design therefore was removed. Subsequently, the width of the extension was reduced in overall length to avoid projecting past the 30 degree angle whilst also achieving an acceptable design.

It is acknowledged that the proposed arrangement would include one new window at the existing rear elevation of the application house, which would experience reduced daylight due to the proximity and projection of the two-storey extension. However, this window would still have an open aspect in the direction (east), and given that the rear elevation faces south, the impact is not thought to be so severe it would be unacceptable in terms of the amount of light the room will receive.

The footprint of the dwelling would increase substantially at the rear. Despite this, the existing plot size is generous to the extent that it would retain a suitably sized rear garden area following the proposed works.

Highways and Parking: DM1 and T2, Appendix 5

As a result of development, the dwelling will increase from a 3-bed to a 4-bed dwelling. Appendix 5 of the parking standards requires a maximum of 2 spaces per dwelling for 2+ bed houses outside of the town centre. The dwelling hosts a driveway to the front providing at least two off-street parking spaces, the proposal would therefore comply with the parking standards and would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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;

- 111401 LOCATION PLAN
- REV 2 AMENDED EXISTING AND PROPOSED SITE PLAN
- AMENDED EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS Dated January 2022

And the development must be carried out in accordance with the 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 saved Rochdale Unitary Development Plan, 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 Policy DM1 and Policy P3 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	28.02.2023	Signed: CP
Authorisation	09.03.2023	Signed: TH

Report Author Chelsea Petrillo