

**APPLICATION NUMBER: 24/00060/HOUS**

|                            |                                                                                                                   |
|----------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | 24/00060/HOUS                                                                                                     |
| <b>Location:</b>           | 75 Oakshaw Drive Rochdale OL12 7PF                                                                                |
| <b>Proposal:</b>           | Single storey first floor side extension above existing garage together with new canopy over existing garage door |
| <b>Applicant:</b>          | Mr Ashworth                                                                                                       |
| <b>Case Officer:</b>       | Hamish Rigg                                                                                                       |
| <b>RECOMMENDATION:</b>     | <b>Grant subject to conditions</b>                                                                                |

|                   |                                               |           |
|-------------------|-----------------------------------------------|-----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>No</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>No</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>No</b> |

|                 |                                          |            |
|-----------------|------------------------------------------|------------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>No</b>  |
|                 | <b>Neighbour comments received?</b>      | <b>Yes</b> |

|                   |                                                                             |           |
|-------------------|-----------------------------------------------------------------------------|-----------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>No</b> |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>No</b> |

**Location**

The application relates to 75 Oakshaw Drive, a two-storey detached property in Shawfield. Oakshaw Drive forms part of a 21<sup>st</sup> Century housing estate comprising predominantly detached housing of a similar design and material palette. The housing estate is relatively open and includes large driveways, grass verges and vegetation.

No.75 sits on the corner between Oakshaw Drive and Alder Meadow Close. It faces west, overlooking the public highway and the rear garden of 2 Briar Close. The property is flanked no.77 to the south, and Alder Meadow Close public Highway to the north. The rear boundary of the curtilage faces east, bordering the western boundary of 2 Alder Meadow Close.

**Description of Proposal**

Permission is sought for a first-floor extension above the existing garage and a new canopy over the existing garage door. The extension includes a first floor window to the front and rear elevations, and a gable roof set below the ridge height of the host dwelling. The proposed extension would sit flush with existing garage, set back

approx. 1.75m from the principle elevation. Proposed materials include red brick, terracotta roof tiles, and UPVC windows to match the host dwelling. From the lean to garage roof, the proposed extension measure approx. 2.7m in height to the eaves, and 4.4m in maximum height. The width measures approx. 2.6m, while the depth measures approx. 4.3m.

### **Relevant History**

14/00432/HOUS- First floor side extension and new front porch- Grant STC

### **Township/Member comments**

None

### **Consultee responses**

Not applicable.

### **Representations**

Letters of notification were sent to surrounding properties 31/01/2024/

One objection was raised 06/02/2024 in relation to the following:

- reduced sunlight into the neighbouring garden;
- Reduced sunlight towards neighbouring side window.

The objection will be addressed in the amenity section of this report.

### **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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | Schedule of Parking Standards       |

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

## **Assessment**

### **Design: DM1 and P3**

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

In light of the above, paragraph 5.11 of the SPD aims to mitigate against the 'terracing effect', where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, in turn harming the character of the area. As such, paragraph 5.12 requires first floor extensions to be set back 2m from the main front wall of the house, or the ground and first floor of the extension to be set back 1m.

The proposed extension would be set back 1.75m from the principle elevation of the house which does not comply with paragraph 5.12. However, the existing garage was previously built as part of a side extension under application 14/00432/HOUS. Taken as a combined two-storey side extension, the first and ground floor would both be set back by 1.75m from the main elevation, which would comply with paragraph 5.12. Furthermore, the ground floor of no.77 is set forward by approx. 1.5m from the principle elevation of the applicant property. Considering the 1.75m set back, and the varying elevations on no.77, the potential for a terracing effect is negligible.

The proposed extension would be a modest and acceptable addition to the existing dwelling. It follows a uniform design, including materials, fenestration, and a roof form to match the host dwelling, therefore encouraging integration.

The extension would not unduly harm the character of the street scene, and would correspond well with the design of neighbouring properties.

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**

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning

should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Considering the modest scale of the extension and its siting between the side elevations of the host dwelling and the adjacent neighbour the impact on residential amenity is considered to be minimal for the following reasons.

The proposed windows comply with the required space standards set out in paragraph 4.1 of the SPD, and considering the rear window is obscurely glazed, there would be no harm towards the current privacy levels of surrounding properties.

The extension is largely obscured by the host dwelling and no.77, thus preventing it from being overbearing or visually intrusive.

Regarding overshadowing, one objection was raised which stated that the proposed extension and the new canopy over the garage would reduce sunlight to the rear garden and north facing ground floor window of no.77 Oakshaw Drive, respectively.

The proposed extension would infill the small gap between no. 75 and no. 77, thus reducing the sunlight reaching a small section of no.77's rear garden in the evening. However, no. 77 has a large east facing rear garden which receives unobstructed sunlight from the east and/or south for the majority of the day. The potential increase in overshadowing to a small section of no.77's garden is not deemed to be unduly harmful considering the large area of unaffected and exposed garden space.

Similarly, the proposed canopy above the garage would not significantly reduce the levels of sunlight received by the north facing ground floor window of no. 77. The canopy would replace the existing garage roof and would protrude approx. 20cm further forward. However, as no. 77's window is north facing and in close proximity to the elevation of no. 75 and cars parked on no. 75's driveway, it currently receives very low levels of sunlight. The increased overhang from the proposed canopy would therefore have an immaterial impact on overshadowing or the amenity of no. 77.

Overall, 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**

The proposed extension would not impact the property's current off street parking arrangements, thus retaining the maximum standard of two spaces. The development is are therefore 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. This permission relates to the following plans:

- Existing and proposed block plans: (60)-02
- Proposed elevations: HC-23539-(20)-04
- Location plan: (60)-01
- Proposed floor plans and roof plan: HC-23539-(20)-03

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 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 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.

|                         | <b>Date</b> | <b>Officer</b>       |
|-------------------------|-------------|----------------------|
| <b>Report Completed</b> | 21/02/2024  | Signed: Hamish Rigg  |
| <b>Authorisation</b>    | 20/03/2024  | Signed: Ryan Killeen |

