

Application Number:	23/01242/HOUS
Location:	14 Penistone Avenue Rochdale OL16 4AL
Proposal:	Single storey side and rear extension following demolition of existing detached garage
Applicant:	Sumaira Zafar
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 14 Penistone Avenue, a two-storey semi-detached dwelling located in Kingsway. The dwelling is adjoined by no. 16 Penistone Avenue to the north-east, adjacent to no. 12 Penistone Avenue to the south-west, and faces the highway to the north-west. The rear boundary of the curtilage backs onto the Rochdale Canal and a public right of way which runs along it. The property benefits from front and side hardstanding and a detached single garage to the rear curtilage space.

Description of Proposal

Planning permission is sought for single-storey side and rear extension which projects 2.86m from the side elevation of the dwelling and 2.46m from the rear elevation an existing 2.56m rear extension, following the demolition of the existing detached garage. It is characterised by a flat roof form and has a ridge height of 2.87m.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Canal and River Trust

The Trust has no comment to make on the proposal.

Highways and Engineering

Although the proposed side extensions would remove access to the existing garage there is adequate residual parking space on the existing driveway to meet Council standards for the size of extended dwelling.

The dwelling has a current vehicular access crossing onto the driveway which would remain unchanged.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. One neutral representation was received with regard to the proposal description.

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 rear extension is of a single-storey form which would appear subservient to the host dwelling. The use of a flat roof form would be akin to the roof form of the existing detached garage and thus would not appear wholly out of keeping.
- ☐ 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.
- ☐ It is noted the proposal would remove the side access for refuse bins to be stored away of public view. However, this would not be differ to the existing arrangements within the surrounding area, where refuse bins remain visible even when stored to the side of dwellings. On this basis, it is considered the proposal would not be unduly harmful to the appearance of the street scene.

- ☐ 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 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
 - ☐ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ The proposed extension projects 2.6m along the common boundary measured from the rear elevation of the existing 3m rear extension of adjacent no. 12. As such, the proposed development is not considered to result in significant overshadowing harm to the neighbouring occupiers.
- ☐ No harm has been identified in terms of amenity impacts to adjoining no. 16, given the siting of the proposal 5.82m away from its common boundary.
- ☐ 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.”*
- ☐ The proposal would remove the existing side hardstanding of the property. Notwithstanding, the residual driveway would provide sufficient space for two off-street parking spaces.
- ☐ The proposed parking arrangements 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. The permission relates to the following plans:

- ☐ Location Plan – received 10/11/2023
- ☐ Existing Site Plan, Ground Floor Plan and Elevations – Drawing No. 2073/1 received 10/11/2023
- ☐ Proposed Site Plan, Ground Floor Plan and Elevations – Drawing No. 2073/2 received 13/12/2023

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	18/01/2024	Signed: SY
Authorisation	24/01/2024	Signed: RK

Report Author Sam Yuen