**APPLICATION NUMBER: 20/01500/HOUS**

| **Application Number:** | 20/01500/HOUS |
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| **Location:** | 10 Whitfield Drive Milnrow OL16 4BP |
| **Proposal:** | Single storey rear extension with balcony, inlcuding balustrade on first floor rear elevation and replacement of window with door on first floor rear elevation after removal of existing conservatory |
| **Applicant:** | Mr. and Mrs. S McVinnie |
| **Case Officer:** | Majid Mir |
| **Recommendation:** | **Grant subject to conditions** |

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| **DELEGATION** | **Applicant a Council Member or officer?** | **N** |
| | **Contrary to previous decision?** | **N** |
| | **Called in or Planning Panel objection?** | **N** |

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| **COMMENTS** | **Planning Panel comments received?** | **N** |
| | **Neighbour comments received?** | **N** |

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

## Location

The application relates to 10 Whitfield Drive, a two storey detached property located in a cul-de-sac within the Milnrow area of Rochdale. No.10 faces north towards the highway. No. 10 shares a boundary with no.12 Whitfield Drive to east and to the west no. 10 shares a boundary with no. 8 Whitfield Drive. To the rear of no. 10 is open land identified as a greenspace corridor.

## Description of Proposal

The application proposes the construction of a single storey rear extension following the demolition of the existing conservatory. The proposed rear extension will project out from the rear elevation of the host property by approximately 4.2 metres and will be approximately 5.7m metres wide. The proposed extension will be approximately 1.6m from the shared boundary with no.12 Whitfield Drive, and approximately 8.8m from the shared boundary with no. 8 Whitfield Drive.

The proposal includes a first floor balcony area that will project out by approximately 2m and will be approximately 5.1m wide. Parapet walls and glass balustrades are proposed along the edge of the balcony. The balcony will be accessed from an existing bedroom. To allow for the balcony to be accessed, the existing window on

the first floor rear elevation will be replaced with double doors. A mono pitched roof with 3 roof windows will bridge the first floor and the ground floor.

On the ground floor elevation of the proposed extension facing towards no. 12 Whitfield Drive, two windows are proposed. Bifolding doors are proposed on the side elevation facing towards no. 8, and floor to ceiling windows on the rear elevation.

**Relevant History**

Not applicable.

**Township/Member comments**

Not applicable.

**Consultee responses**

Not applicable.

**Representations**

Letters of notification have been sent to neighbouring properties and a site notice was placed within the vicinity of the site. No representations have been received.

**Policy**

**National**

National Planning Policy Framework (NPPF) February 2019
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:

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| **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**

None Applicable.

**Assessment**

**Design:** DM1 and P3

- Due to the proposed balcony, the design of the proposed extension will differ in design style from the host property, however it does represent a subordinate addition to the host property.
- The use of brickwork to match the existing external facing elevations and roof tiles to match the existing roof, will assist in linking the proposed extension with host property.
- The proposed fenestration is considered acceptable.
- The proposed extension will be screened form the street scene and will not be visible from any public vantage point. It will therefore have no impact on 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

- The ground floor element of the proposed extension will project out from the rear elevation of the host property by approximately 4.2m. It is noted that the property will be close to the shared boundary with the neighbouring property of no.12 Whitfield Drive. However, the proposed extension will not project beyond the rear elevation of the extension on no. 12 and therefore will not unduly impact on the amenity of no. 12 Whitfield Drive.
- As the windows on the side elevation facing towards no. 12 will face towards the side elevation of no. 12 and will not directly face any windows, it is considered that the windows will not unduly impact on the amenity of no. 12.
- The proposed extension is sufficiently set back from the shared boundary with no.8 to not impact on the amenity of the occupants of no. 8 Whitfield Drive.
- Section 4.4 of the SPD states that a balcony should be carefully designed to prevent unreasonable overlooking of neighbouring properties. The proposed balcony will be close to the shared boundary with no. 12 Whitfield Drive. The proposed balcony will not project beyond the rear elevation of no.12, therefore no.12 will be substantially screened by its own side elevation. There is a window on the side elevation, however, this is not a window that services a habitable room and has been obscured. In relation to no.8, the proposed balcony would be screened by the trees that run along the shared boundaries. It is therefore considered that the proposed balcony will not lead to unreasonable overlooking of the neighbouring properties.
- The property will retain ample outdoor amenity space.
- All habitable rooms in the property will retain access to appropriate levels of light and outlook.
- On balance, 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 supply of off-street will not be impacted by the proposed development. The property will retain sufficient space to park more than two vehicles.
- 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. This permission relates to the following plans:

   - Location plan. Drawing no: 001. Dated: Dec 2020
   - Existing ground floor plan. Drawing no: 002. Dated: Dec 2020
   - Existing first floor plan. Drawing no: 003. Dated: Dec 2020
   - Existing roof plan. Drawing no: 004. Dated: Dec 2020
   - Existing elevations. Drawing no: 005. Dated: Dec 2020
   - Existing elevations. Drawing no: 006. Dated: Dec 2020
   - Proposed site plan. Drawing no: 007. Dated: Dec 2020
   - Proposed ground floor plan. Drawing no: 008. Dated: Dec 2020
   - Proposed part ground floor plan. Drawing no: 009. Dated: Dec 2020
   - Proposed first floor plan. Drawing no: 010. Dated: Dec 2020
   - Proposed part first floor plan. Drawing no: 011. Dated: Dec 2020
   - Proposed roof plan. Drawing no: 012. Dated: Dec 2020
   - Proposed part roof plan. Drawing no: 013. Dated: Dec 2020
   - Proposed elevations. Drawing no: 014. Dated: Dec 2020
   - Proposed elevations. Drawing no: 015. Dated: Dec 2020

   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 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.

| | **Date** | **Officer** |
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| **Report Completed** | 27/01/2021 | Signed: MM |
| **Authorisation** | 28/01/2021 | Signed: AT |

Report Author Majid Mir