

Application Number:	23/00008/HOUS
Location:	13 Chevron Close, Rochdale, OL11 3LZ
Proposal:	Part two, part single-storey rear and single-storey side extension following demolition of existing conservatory
Applicant:	Mr Muhammad Amir
Case Officer:	Bob Melling
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 a two storey detached dwelling forming part of an early 1990s residential development located along the head of the cul-de-sac of Chevron Close, Rochdale. The frontage is principally open plan, containing a large area of hardstanding leading to a detached double garage. The locality is predominantly comprised of large detached dwellings with some having benefitted from sizeable extensions, including a two storey side and rear extension at no. 15 Chevron Close. The site of Carders Court Nursing Home is situated adjacent to the rear of the application property with open Green Belt land situated beyond no. 19 to the southwest as allocated in the Rochdale Unitary Development Plan (UDP).

Description of Proposal

Permission is sought for a part two, part single storey rear extension and a single side extension following the demolition of the existing conservatory. The rear extension would project 3.5m from the existing rear elevation. The side extension would form a 'wraparound' of the rear extension and would project 2m from the existing side elevation and be set back 3.5m from the existing front elevation.

The part two storey rear extension would have a gable roof, a height to eaves to match the existing dwelling and a ridge that would run perpendicular to and be set down from the existing ridge. The part single storey rear and side extension would incorporate a hipped roof, with a height to eaves of 2.5m and a maximum height of

3.6m. The development would be constructed in materials to match the host dwelling.

Fenestration for the development is proposed as a window (first floor) to serve an en-suite, a window (first floor) to serve a bedroom, a window (first floor) to serve a study, a window (ground floor) to serve a kitchen and a set of 4m wide bi-fold doors (ground floor) to serve a lounge.

Relevant History

20/01102/HOUS

Single storey rear extension following demolition of existing conservatory

Decision: Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The proposed development would constitute a large volumetric increase to the host dwelling. However, when considering the immediate context, it would not appear overbearing or disproportionate. Chevron Close is comprised of predominantly large, detached dwellings with several having benefitted from sizeable extensions. When viewed against this context, the proposed development would appear in keeping with the street scene.

Further to this, sited predominantly to the rear of the property the proposed development would be afforded significant screening from the public realm given the presence of a two storey side extension to the adjacent dwelling (no. 15 Chevron Close) and the location of the existing detached garage within the curtilage of the application property. Again, this would limit the visual impact of the development.

The development would be constructed in a material palette coherent with the host dwelling and is therefore considered acceptable in this regard.

In light of the above, the scale and design of the proposal is considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:

- *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
- *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
- *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*

The submitted plans confirm that the proposed development would contain a first floor bedroom window that would measure approximately 6.8m to the directly facing rear boundary of curtilage. Whilst this would fall considerably short of the 10.5m standard outlined in the SPD, it is acknowledged that each application should be determined on its merits with careful consideration given to the context of a site.

To the rear of the application property is the site of Carders Court Nursing Home. The proposed fenestration would measure approximately 20m to Carders Court, which is located on slightly higher ground and benefits from a number of mature trees along its site boundary. Whilst the development falls short of the 10.5m standard, it is considered that a reasonable separation distance would be maintained

in order to avoid a significant loss of privacy and light for the occupiers of Carders Court.

Paragraph 5.9 states that planning permission will not normally be granted for two storey extensions 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). The proposed two storey rear extension would surpass the rear elevation of the adjacent dwelling, no. 15 Chevron Close, by approximately 1.8m. Therefore, it would accord with the SPD and is not considered to unduly harm the neighbouring amenity.

As a result of the rear extension, the existing dining room would receive less natural light. Whilst not ideal, it is acknowledged that the open plan configuration of the ground floor and the installation of 4m wide bi-fold doors would ensure that the dining room would receive a satisfactory amount of natural light. Therefore, it is considered that all habitable rooms would receive sufficient natural light and that a sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, it is considered that the extensions accord with the requirements of policy DM1 of the Rochdale Core Strategy, 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. The permission relates to the following plans:
 - Existing Floor Plans, Elevations and Existing and Proposed Site Plans. Drg no. 1636/1 B
 - Proposed Floor Plans and Elevations. Drg no. 1636/2 B

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	02/02/2023	Signed: BM
Authorisation	09/04/2023	Signed: RC

Report Author Bob Melling