APPLICATION NUMBER: 20/01184/HOUS

Application Number:	20/01184/HOUS
Location:	1 Manley Road, Rochdale, OL11 3NJ
Proposal:	Single storey rear extension following demolition of existing rear extension and outbuilding
Applicant:	Farzana Bibi
Case Officer:	Emily Sykes
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

This application refers to no.1 Manley Road, a two storey terraced property located on a road of architecturally similar dwellings in Castleton. This property is end of terrace in the corner plot, facing west on to the highway. The dwelling is adjoining to no.3 Manley Road to the south and is adjacent to the alleyway between Bruce Street and Bolton Road, with a viewpoint of the rear of no. 41 and no.43 Bolton Road. The rear boundary of curtilage backs on to no.48 Bruce Street. The property benefits from a rear dormer loft conversion and a detached garage to the rear north side of the garden.

Description of Proposal

The application proposes a single storey rear extension which will replace the existing rear extension and detached outbuilding. This extension extends approximately 8.4m from the rear wall of the host dwelling and is 3.7 m in width. This replaces the existing rear extension which is approximately 2.2m long and 1.7m in width. The existing detached outbuilding is 4.7m long with a width of 2.8m. The proposed development extends along the boundary of curtilage adjacent to the alleyway between Bruce Street and Bolton Road. The existing extension leave a 1.5m gap along the curtilage where the existing fence is, providing access to the rear garden from the alleyway. As this proposal extends across the whole north side of the curtilage, the access through this fence is lost.

The proposal will be constructed with similar approved red brick, which will be in keeping with the traditional red brick found on the host dwelling. The proposed single storey rear extension will have a flat roof which will be finished with rubberised or asphalt roofing system.

The proposed development includes additional fenestration on the south side elevation of the enlargement. The proposed extension features patio doors, a double window and a small obscure glazed WC window. The proposed fenestration and door will be constructed with matching materials to those on the existing host dwelling. The enlargement will also feature a roof lantern which is 1.5m by 1.5m.

Relevant History
None Applicable

Township/Member comments
None Applicable

Consultee responses
None Applicable

Representations
Letters of notification were sent to all surrounding neighbours and no representations were 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:

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

Policies DM1 and P3 of the Council's adopted Core Strategy require that development proposals demonstrate high quality design which take the opportunity to enhance the quality of the area. This is supported in paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) which advise that good design is a key aspect of sustainable development and developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposals make use of matching materials and are of an appropriate scale and massing. The window placement, size and design are satisfactory and in keeping with the host dwelling.

The proposed enlargement will be constructed with a flat roof finished with rubberised or asphalt roofing system. Paragraph 5.17 of the Guidelines and Standards for Residential Development SPD discusses the impact of flat roofs on dormers and states that these should be avoided unless they are considered to better respect the design of the host building and character of the area. Whilst this proposed development refers to a single storey rear extension and not a dormer, a similar consideration is taken here. It is considered that the flat roof, which sits at the same height as the brick wall to the alleyway, ensures that the enlargement is not an overbearing feature on the street scene and not visible from public viewpoint. Therefore, the flat roof on the proposed extension is considered acceptable in design terms, as it does not unduly impact the visual amenity of the local area.

No.1 Manley Road does not benefit from off road-parking to the front of the dwelling. However, as the garage is run down in its existing state, it is considered that this will not have been utilised for parking space. The gateway access to the rear garden of the dwelling will not currently allow for a vehicle to pass through, meaning that the positioning of the proposed development will not impact the current parking and highway arrangements, deeming it acceptable.

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 DM11 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Similarly the 'core planning principles' in Paragraph 27 of the NPPF advise that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. The Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' provide the considerations for ensuring this.

Paragraph 5.6 of the SPD advises that for attached properties, single storey rear extensions should extend a maximum of 3m from a point along the common boundary measured from the rear elevation of the adjacent dwelling. The proposed single storey rear extension extends approximately 4.8m from the rear of the extension at the neighbouring property at no.3 Manley Road, meaning that the proposed development extends further than recommended in the SPD. However, due to the host dwelling's location on the corner plot and the flat roof of the extension being level with the existing wall to the alleygate, there will be no impact on the amenity of properties to the North. Whilst this may cause some harm to the neighbouring occupiers' amenity at No.3 Manley Road, it is considered that this will not be unacceptable. This is due to the proposed enlargement extending for the same length as the existing rear extension and outbuilding, except for it covering a 1.5m gap in between where the fence sits. It is considered that this additional 1.5m will not cause an undue overshadowing impact on the amenity of the neighbouring occupiers.

It is noted that the windows and doors on the proposed enlargement are not directly facing any properties, meaning the privacy of the neighbouring properties is not unduly harmed. The proposed extension will be facing towards the rear garden of no.3 Manley Road. The existing rear extension and garage do not have windows which face out this way, meaning that the proposed development may have a greater impact on the neighbouring occupiers than the existing dwelling does. However, on balance, due to the boundary wall and shrubbery found in the rear garden at no.3 Manley Road, the harm caused to privacy will be limited.

Paragraph 5.4 of the SPD advises that an extension that does not leave sufficient private garden space is unlikely to be acceptable. It is noted that the proposed development will extend over a large area of the rear garden, hence reducing the amenity for the occupiers. However, the loss of rear garden area will not be significant compared to the existing situation.

Finally, Paragraph 5.22 of the SPD states that personal circumstances will result in the conditions set out in the document to be considered more flexibly. Whilst the proposed extension is larger than the standards outlined in the SPD, the applicant advises that the bathroom being installed at the rear of the proposed extension will be utilised for elderly relatives who cannot use these facilities on the first floor. In line with this and all of the factors considered above, it is considered that 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.

<u>Recommendation:</u> 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:

   - Rear Extension Existing and Proposed Elevations (001)
   - Rear Extension Existing and Proposed Plan (002)
   - Rear Extension Existing and Proposed – Roof Plan (003)
   - Block Plan (TQRQM20269131906459)
   - Location Plan (TQRQM20269125146231)

   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**
Report Completed	05 November 2020	Signed: Emily Sykes
Authorisation	13 November 2020	Signed: Alison Truman

Report Author Emily Sykes