

Application Number:	23/01349/HOUS
Location:	7 Bishop Street Rochdale OL16 2TE
Proposal:	Single-storey side porch extension, first-floor rear and side extension and insertion of new window to first-floor rear elevation(Resubmission of application 23/00633/HOUS)
Applicant:	Fasil Suleman
Case Officer:	Sam Yuen
DETERMINATION DATE 05.02.2024	EXT OF TIME 07/02/2024
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 no. 7 Bishop Street, a two-storey end terrace dwelling located in a residential area in Central Rochdale. The dwelling is adjoined by no. 5 Bishop Street to the north-east, adjacent to no. 9 Bishop Street to the south-west, and faces the highway to the north-west. The rear boundary of the curtilage borders the rear curtilages of nos. 57, 59 and 61 Roch Street to the south-east.

Description of Proposal

Planning permission is sought for a first-floor extension which projects a maximum 3.3m from the rear elevation and 1.6m from the side elevation. It is characterised by a cross-hipped roof and is set down 0.8m from the ridge line of the host dwelling with matching eaves to height. The proposed extension overhangs past the side elevation of an existing single-storey rear extension and is supported by two columns. An

additional window is also proposed on the first-floor rear elevation of the host dwelling.

The application also proposes a single-storey side porch extension which projects 1.37m from the side elevation and would be flush with the front elevation of the dwelling. It is characterised by a hipped roof and has a ridge height of 3.23m and a height to eaves of 2.48m.

Finally, a hipped roof is proposed to the existing flat-roof single-storey rear extension.

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

The application is a resubmission of a previous application 23/00633/HOUS with amendments made to reduce first-floor rear projection by 1.15m.

Relevant History

22/01079/HH42 - Prior approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m and height to eaves 2.9m) – Prior Approval Not Required

23/00633/HOUS - Single-storey side porch extension, first-floor rear and side extension and insertion of new window to first-floor rear elevation – Refuse

Officer's Comment:

1. By virtue of its built forms, massing and design, the proposed first-floor extension and overhang constitute an irregular and incongruous addition to the host dwelling which would result in undue harm to the character and appearance of the host dwelling and surrounding area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

No objections.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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 proposal seeks to construct a first-floor rear and side extension to accommodate one additional bedroom. The amended plans has reduced the first-floor rear projection by 1.15m, thereby removing the previously proposed irregular and contrived stepped projections. Whilst the protrusion from the side elevation would still constitute a less than ideal design, it is accepted the amendments have nevertheless simplified the overall massing of the rear elevation. It is also noted the proposal would not be overly dissimilar to a recently approved extension at adjacent no. 13 Bishop Street (ref: 22/00041/HOUS). As such, for the reasons set out, it is considered the amended scheme would not adversely impact the character and appearance of the dwelling and surrounding area and would be acceptable on balance.
- ☐ The insertion of a hipped roof to the existing single-storey rear extension would also better relate to the existing and proposed built forms of the dwelling and is a welcomed addition.
- ☐ 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 4.1 of the SPD states the following minimum space standards for development proposals:
 - ☐ *“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.”*
- ☐ Section 5.9 of the SPD states first-floor extensions projecting *“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)”* would not normally be granted planning permission.
- ☐ The proposed first-floor extension would be sited a minimum approx. 26.27m from the directly facing principal window of rear facing no. 59 and approx. 13.02m from its direct facing curtilage boundary.
- ☐ The proposed first-floor extension also does not project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevations of adjoining nos. 5 and 9.
- ☐ On this basis, it is considered the proposed development would not result in significant amenity harm on the neighbouring occupiers.
- ☐ 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 increase the number of bedrooms from two to three and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained in the existing front driveway.
- ☐ 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 05/12/2023
- ☐ Existing Site Plan – received 05/12/2023
- ☐ Proposed Site Plan – received 05/12/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 1 Rev. 1 received 11/12/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. 2 Rev. 4 received 11/12/2023

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	02/02/2024	Signed: SY
Authorisation	07/02/2024	Signed: RK

Report Author Sam Yuen