

Application Number:	24/00222/HOUS
Location:	10 Bittern Close Rochdale OL11 5QX
Proposal:	Single storey rear extension
Applicant:	Mr Mohammed Akhtar
Case Officer:	Chelsea Petrillo
Determination Date: 10.05.2024	Extension Of Time: 13.05.2024
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in by Ward Member?	NO

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024:
JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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).

Relevant History

19/00896/HOUS

Two storey rear extension together with insertion of first floor window in side elevation

Refused September 2019

The proposed two storey extension would result in significant harm to the living conditions of the current and future occupiers of No. 12 Bittern Close through loss of outlook, visual intrusion, overshadowing and overbearing impact through excessive massing in a position close to the common boundary. The application is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's

Amendments

None Applicable

Summary of comments from neighbours, consultees and Planning Panel

Rights of Way Officer

No comments received at time of writing

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	X
Height and massing	X
Facing materials and detailing	X
Roof style	X
Window proportions	X
Bin storage	X
Impact on trees	X

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	X
Light and outlook of application property	X
Remaining garden space of application property	X

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	X
Parking provision	X

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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. This permission relates to the following plans:
- 2403/MSA/03 Site Plan 1:500 / Location Plan 1:1250
 - 2403/MSA/02 Proposed Plans Elevations & Section
 - 2403/MSA/04 Proposed Overall Plans at Ground Floor and First Floor
- 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	18.04.2024	Signed: CPetrillo
Authorisation	13.05.2024	Signed: TH

Report Author Chelsea Petrillo