

Application Number:	22/01431/HOUS
Location:	24 Waterside Lane Rochdale OL16 2YD
Proposal:	Part single, part two storey side and rear extensions including demolition of existing store - (Resubmission of 22/00951/HOUS)
Applicant:	TAHEER SAEED
Case Officer:	Chelsea Petrillo
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.24 Waterside Lane, a two storey semi-detached property located in the Kingsway ward of Rochdale. The dwelling hosts an attached store building to the side elevation measuring 2.1m wide internally with a 1.95m opening therefore not wide enough for car access space on site however off-site parking is available to the front of the property. The dwelling also sits adjacent to a large opening of green space corridors and is situated within a cul-de-sac.

Description of Proposal

The application is seeking permission for part single/part two storey side and rear extensions following demolition of the existing store. The two storey side ground floor element would sit flush with the existing front porch (approx. 1.1m from front principle elevation) and project 2.4m from the host dwelling and features a lean-to roof. The two-storey side first floor would be set back 2m from the proposed ground floor front elevation and set back from the front principle elevation 0.6m. The two storey side extension will be set down from the original roof ridge by 0.2m.

The rear extension would project 3.5m from the existing rear elevation. It is noted the adjoining dwelling, No.26 Waterside Lane, hosts a 3m conservatory to the rear. There would be a 0.5m staggered edge from the single storey element to which the two storey side extension would adjoin. The rear extension would feature a lean-to roof and would extend across the full width of the rear of the dwelling, to which it will

feature a 0.2m overhang which would span the width of the rear of the two storey side extension.

Relevant History

22/00951/HOUS

Part single, part two storey side and rear extensions including demolition of existing garage. REFUSED 14/10/2022

Reasons:

1. The design of the proposed two-storey side extension is unacceptable as it would not have a subservient appearance to the existing house and would give rise to a terracing effect if the adjacent house were also to add a two-storey side extension. The proposed development therefore fails to represent a good standard of design and is contrary to Policy DM1 'General Development Requirements' and Policy P3 'Improving Design of New Development' of the Rochdale Core Strategy along with the guidance of the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. The two-storey side extension will be constructed on the original side driveway for the property where a garage currently stands, with the new extension not including any parking space and also eroding the existing off-street parking to the extent it cannot be relied upon. The proposals would contribute to an increase in on-street parking which would restrict the manoeuvrability of service and refuse vehicles utilising the turning head which in turn would give rise to unacceptable impacts to pedestrian safety. Accordingly, the the proposed development would be contrary to Policy DM1 'General Development Requirements' of the Rochdale Core Strategy along with the guidance of 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

N/A

Representations

4 letters of notification were sent to surrounding neighbours. No letters of representation 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

- ☐ Policy DM1 of the Rochdale Core Strategy states all development proposals will be expected to demonstrate they “are of high quality design and take the opportunity to enhance the quality of the area” and policy P3 of the Core Strategy states all new developments must “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”.
- ☐ The part single/part two-storey rear extension element has been designed to be in keeping with the host dwelling and those surrounding. The proposed rear extension would appear proportionate to the host property and would not feature a scale or massing which is out of character for the surrounding area and not so large it would leave insufficient garden space remaining. The roofing features a lean-to roof form, an acceptable design by the standards of the SPD and in keeping with the design of the host dwelling however, it is noted the 0.7m overhang of the eaves would constitute poor design but not unacceptable therefore the overall rear extension would act in subservience to the host dwelling. Additionally, as the part single/ part two storey extension is proposed to the rear of the dwelling and is not adjacent to any additional properties to the rear, the proposal will be shielded from public vantage points.
- ☐ Paragraph 5.10 of the SPD sets out guidelines in the instance where the neighbouring dwelling hosts an extension close to the common boundary at single storey level. It is noted No.26 Waterside Lane currently hosts a 3m single storey rear extension. The proposed rear extension would project 3m from the host dwelling at two storey level with an additional 0.5m along the common boundary (approx. 4.4m in length) at single storey level therefore acceptable under SPD Guidelines.
- ☐ It is noted the previous application (22/00951/HOUS) was refused as it gave rise to a terracing effect with the adjoining dwelling (No.22 Waterside Lane) as the two storey side extension fell flush with the front elevation at both ground and first floor level and was proposed to be built up to the site boundary. Although the new plans indicate the ground floor to sit flush with the front porch (1m forward of the principle front elevation), the first floor is set back 0.7m of the front principle elevation and 1.7m back from the front elevation of the ground floor side extension therefore significantly reducing a terraced appearance.
- ☐ The ridge height of the two storey extension is also set down by 0.2m therefore having form of subservience to the host dwelling. The ridge height of the two storey rear extension is also set down from the host dwelling by approx. 2m therefore also considered to have form of subservience to the original dwelling.
- ☐ It is proposed the material palette of the proposed extension will be constructed to match the host dwelling.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment, the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ② Section 4 of the SPD outlines space standards for new developments and the impact they can have on neighbours. Paragraph 4.1 states “Although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings”.
- ② As discussed within the Officer’s Report for the previously refused application, the proposed rear extensions would comply with the requirements of the SPD in respect of their projection relative to neighbouring dwellings and would not unduly impact neighbour amenity as a result. There are an absence of any side windows on the part-two storey rear extension ensuring neighbour amenity is preserved in this respect.
- ② The side window on the first floor of the proposed two storey side extension is not thought to pose any privacy concerns due to the existing side window already in place on the side elevation. It would serve a bathroom which is not a habitable room, however is to be required to be obscurely glazed and non-opening below 1.7m above floor level via condition.

Summary

In light of the above assessment, 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

- ② Paragraph 111 of the NPPF states ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’
- ② The two-storey side extension will be constructed where the existing side store is currently sited, however it is noted the existing store is only 2.1m wide with a 1.95m opening which would not constitute a designated parking space under the Councils standards. Although the proposed extension does project further forward than the existing store does at present which would eliminate the space in front currently being used as a parking space, the provided site plan shows the addition of 1no off street designated car parking space in front of the dwelling. Details of the construction and surfacing of this new parking space is to be required via condition in advance of above ground works taking place to ensure that a parking space is not lost over any prolonged period of time.
- ② Although the property will increase from a two-bed to a three-bed, the Core Strategy states a maximum of two car parking spaces per dwelling therefore the proposed development complies with schedule parking standards and would be seen as acceptable under DM1, T2 and Appendix 5 of the Rochdale Core Strategy.

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
22.2856.2A SITE PLANS
22.2856.1B EXISTING FLOOR / ELEVATIONS
22.2856.3 PROPOSED FLOOR PLANS AND ELEVATIONS

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. No above ground works shall take place until such time as details of the construction, surfacing and drainage of the parking space as shown on the approved site plan ref. 22.2856.2A has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the surfacing should be permeable unless otherwise demonstrated through an appropriate investigation of the Drainage Hierarchy within NPPG. The parking space shall be implemented in complete accordance with the approved details prior to the first occupation of the approved extensions and retained and maintained thereafter.

Reason: To preserve highway and pedestrian safety and in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extensions hereby approved, the windows to the side elevations serving the bathroom facing northeast at first floor level(s) shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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	22.12.2022	Signed: C.PETRILLO
Authorisation	23.12.2022	Signed: R.KILLEEN

Report Author Chelsea Petrillo