

Application Number:	22/01553/HOUS
Location:	20 Hillstone Avenue Rochdale Rochdale OL12 6DX
Proposal:	Single storey front and rear extension
Applicant:	DAVID HOLMES
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.20 Hillstone Avenue, a two-storey detached dwelling located in the Healey ward of Rochdale. The property is sited on a residential estate that comprises a mixture of bungalows and detached dwellings with a low degree of uniformity. The dwelling faces south-west onto the Hillstone Avenue highway opposite no.21 and no.23 and sited between no.22 to the west and no.18 to the east. The site benefits from a generous driveway and borders a small patch of land to the rear.

Description of Proposal

The application seeks permission for the erection of single storey front and rear extensions.

The single storey rear extension is proposed to project 3.5m from the rear elevation of the host dwelling and feature a hipped roof (3.4m at highest point) and two roof lights. It is proposed to be constructed in brick to match the existing dwelling.

The single storey front extension will act as a continuation of the existing front porch and project 1.5m from the principal elevation and have an overall width of 2.5m. It will match the height of the existing porch and feature a pitched roof. It is proposed to be finished in render, along with the existing front porch.

Relevant History

Township/Member comments

None applicable

Consultee responses

None applicable

Representations

Letters of notification were sent to six neighbouring properties regarding the proposed development. No letters of representations 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

Most notably, the dwellings sited either side of the host property, no.18 and no.22, are of a similar scale and built form, where it is considered this proposal may have drawn inspiration for an extension to the existing front porch. Additionally, the siting of the building is such that it would principally respect the building line along Hillstone Avenue and not project further forward than the dwellings either side. Therefore, the proposed front porch would not appear at odds with the surrounding street scene in this regard and would be acceptable.

The proposal to the front porch would see the extension of the current pitched roof form extended across the full width of the new front extension and be in keeping with the roof design on the host dwelling where pitched roofs are also common along the Hillstone Avenue highway.

The material palette proposed for the front porch is not sought to match the original dwelling. However, it should be noted the existing dwelling, and surrounding dwellings in the immediate area currently hosts white UPVC cladding to the front elevation. It is therefore considered the addition of white render to the existing front porch and the proposed extension would form as a suitable addition to the dwelling to be in keeping with a similar colour pallet of the surrounding street scene and existing dwelling.

The rear extension would feature a hipped roof with an overall height of 4m at its highest point. Given the host dwelling currently features a hipped roof to the front elevation, the roof form proposed to the rear would be seen as acceptable therefore the impact to the character of the dwelling and surrounding area would be very limited. The material pallet would match the original dwelling of red brick.

Both proposals are not thought to impact existing bin storage arrangements given the existing space acting as a pass through between the host dwelling and site boundary is not compromised as a result of development to the front and rear

It is therefore considered that the proposed extensions constitute a satisfactory standard of design and would not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

The SPD sets out Space Standards for directly facing principal windows to which it requires a 21m distance, at upper floor level. It can be noted these standards would also to apply to those on the ground floor. Given the ground floor window is proposed to be projected forward by 1.6m to replace the existing bay window, it would comply with space standards as there is sufficient space between the window of the host dwelling (post development) and the ground floor windows of the properties opposite, no.21 and no.23 Hillstone Drive.

It is noted there are no side windows proposed to the front extension however, bi-folding doors are proposed to the north-east elevation of the rear extension. This is not thought to pose any loss of privacy impact given the extension is ground floor level and high fences run along the common boundary of the host property and the property to the north-east (no.18).

It should be noted no.22 currently host a small rear extension (approx. 1.4m) to the rear which the Paragraph 5.6 of the SPD sets out maximum standards that apply to single storey extensions: "For detached properties, a point 4 meters along common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)". The plans indicate a projection of 3.6m from the rear elevation therefore complies with the space standards. The proposed extension would extend 2m further than the neighbouring extension. Given the extension would run along the common boundary of no.20 and no.22, it is noted the point 4m distance would be taken from the rear elevation of the extension of the neighbouring property therefore no

unacceptable loss of light or outlook would be caused to the neighbouring windows.

The footprint of the proposed dwelling would increase considerably. Despite this, the existing plot size is generous to the extent that it would retain a suitably sized rear garden area following the proposed works.

It should be noted as a result of development, the existing dining room will lose a significant amount of light given it will not directly host any windows therefore having an impact to occupier amenity. However, given the dining room hosts double doors and the extension will host large bi-folding doors, three large windows and two roof lights, this is thought, on balance, to produce enough light which would pass through to the dining room.

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: DM1 and T2

The proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the 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
 - 22.2987.2 SITE PLANS
 - 22.2987.1 EXISTING FLOOR PLANS AND ELEVATIONS
 - 22.2987.SC5.1 PROPOSED SITE PLANS AND ELEVATIONSAnd the development must be carried out in accordance with the 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. Notwithstanding any description of materials in the application no above ground construction works shall take place on the single storey front extension until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The materials used in the construction of the exterior of the single storey rear extension 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	31.01.22	Signed: CP
Authorisation	03.02.22	Signed: AT

Report Author Chelsea Petrillo