

APPLICATION NUMBER: 24/00605/HOUS

Application Number:	24/00605/HOUS
Location:	20 Phyllis Street Rochdale OL12 7NA
Proposal:	Single-storey side and rear link extension to existing detached garage
Applicant:	Leigh O'reilly
Case Officer:	Rosalind Gralton
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

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 the 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) February 2019
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Greater Manchester Joint Development Plan (PfE) Adopted March 2024

Policy 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).

Amendments

N/A

Summary of comments from neighbours, consultees and Planning Panel

The application was advertised by way of neighbor notification, no responses were received. No consultees were consulted and none have been received.

Assessment

Design and Visual Amenity: Are the following acceptable?

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

The proposal would result in a splayed layout at ground floor, with the extension width following the side boundary of the property, which would link to the existing single storey garage and attach onto the existing two storey side extension. While the design is not perpendicular to the main dwelling, as a result of the single storey scale of the proposed extension, the splayed layout would not appear incongruous when viewed from the streetscene.

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)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposal would construct a single storey side extension adjacent to the boundary with No 22. Despite its extensive total length of 15.5m including the garage, given the scale of this at single storey, it would not be considered unacceptable or overbearing because for the most part the extension runs adjacent to the side elevation of no. 22, before connecting to the existing garage. As such it would not result in an unacceptable impact on the residential amenity of No 22. The proposal would not impact the neighbour at No 18.

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	✓
Parking provision	✓

The proposal would result in the loss of the garage as a vehicle parking space and the space to the side of the property for car parking purposes. The garage however,

had a door measuring 2.3m in width, and based on section 3.14 of the Council's SPD, the vehicle garage would not have provided a parking space. However the distance to the side of the property, while splayed and awkward given the existing two storey side extension, would have provided a 2.4m gap and therefore there is considered to be a loss of two parking spaces. The proposal however does retain 11m for off street parking, and the extension is proposed to be a lounge room, and therefore would be unlikely to increase the number of car ownership at the property. As a result, it is not considered the loss of parking spaces to be unacceptable in this instance. 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:

- PROPOSED ELEVATION, FLOOR PLAN AND SITE PLAN – A2088/2
- LOCATION PLAN

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	17/09/2024	Signed: RGR
Authorisation	18/09/2024	Signed: LA

Report Author Rosalind Galton