

Application Number:	22/01173/HOUS
Location:	16 Belton Avenue Rochdale Rochdale OL16 2TY
Proposal:	Two storey rear and side extension and front porch
Applicant:	Mr Muhammad Ilyas
Case Officer:	Sam Yuen
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 16 Belton Avenue, a two storey end-of-terrace house located in the area of Belfield. The dwelling is adjoined by no. 18 Belton Avenue to the south-east, adjacent to no. 14 Belton Avenue to the north-west, and faces the highway to the north-east. The rear boundary of the curtilage borders a private parking area to the south-west.

Description of Proposal

Planning permission is sought for a two-storey extension to the rear and side elevation of the host property, projecting 3m on the ground floor and 2.4m on the first floor from the rear elevation and approx. 1.2m from the side elevation. The extension is characterised by a hipped roof with roof pitch matching the host dwelling roof, and an additional lean-to roof on the ground-floor projection.

In addition, a front porch is proposed to project approx. 1.46m from the front elevation of the host dwelling. The proposed porch is characterised by a lean-to roof, with a ridge height of approx. 3.4m and an eaves height of approx. 2.54m. Alterations to fenestration are proposed on the front and rear elevation.

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

Relevant History

21/00962/HH42 - Prior notification for a single storey extension measuring 6.00m from the rear of the original dwelling (with a maximum height of 3.5m and height to eaves 2.5m) – Prior Approval Not Required

Township/Member comments

N/A

Consultee responses

N/A

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

The following amendments were made to the proposal:

- ② Rear projection roof form amended from a pitched roof to a lean-to roof; and
- ② Additional projection to the rear ground floor extension to fill recess from previous proposal.

Assessment

Design: DM1 and P3

- ② Policy DM1 and P3 of the adopted Rochdale Core Strategy requires 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”*.
- ② The proposed extension would be of a hipped roof form with a lower ridge height than the host dwelling. The additional ground-floor projection would be of a lean-to roof form. Both roof forms would maintain subservience to the host dwelling and therefore be acceptable.
- ② The proposed side extension would be set back approx. 3.25m from the front main wall of the host dwelling and would accord with the standards set in Section 5.12 of the SPD. Therefore no concerns are had with any potential ‘terracing effect’ with the adjacent no. 14.
- ② The proposed porch would be set approx. 5.3m back from the pavement and would use brickwork to match the host dwelling. Taking into consideration the existing porch at nearby no. 3 Belton Avenue, it is considered the porch would not have unacceptable harm on the character and visual appearance of the street scene.
- ② The application proposes matching materials for its walls, roofs and fenestration, thereby in keeping with the host dwelling.
- ② It is noted that refuse bins are currently stored in front of the host dwelling and adjoining terraced properties along Belton Avenue. In spite of this, the side extension would retain adequate space for refuse bins to be stored away from the front elevation and would be considered acceptable.
- ② 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

- ② 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”*.
- ② Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers”*.

- ❑ Section 4.1 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”.*
- ❑ Given the approx. 35.55m separation distance between the principle windows of the host dwelling and no. 261 Albert Royds Street, and approx. 10.55m between the rear elevation of the host dwelling and its directly facing boundary of curtilage, it is considered the impact on the occupiers of no. 261 would be acceptable.
- ❑ Section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - ❑ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ❑ Furthermore, Section 5.9 of the SPD states two storey extensions to detached dwellings 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 ground-floor extension projects 3m from the rear elevation of the host dwelling and would accord with Section 5.6 of the SPD.
- ❑ The proposed first-floor extension projects 2.4m from the rear elevation of the host dwelling and would accord with Section 5.9 of the SPD.
- ❑ It is considered the proposed rear windows would provide adequate natural light to the kitchen/dining room and the two rear bedrooms on the first floor, in accordance with Section 4.1 of the SPD.
- ❑ Properties in the surrounding localities benefits from adequate garden space to the front of the dwelling, on top of the rear garden space which doubles as a driveway. Notwithstanding the rear garden of the host dwelling is being currently used as parking area, the proposal would retain sufficient garden space for its occupiers to the front of the dwelling.
- ❑ 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. The maximum parking standards for this property.
- ❑ Parking arrangements for properties in the locality are sited in the rear of the curtilage, accessible via a private driveway. The proposal would retain approx. 10.55m between the rear elevation and the rear boundary of the curtilage, providing sufficient space for two parking spaces which would accord

- ☐ 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:

- ☐ Dwg 1 of 4/B - Site and Location Plan
☐ Dwg 2 of 4 - Existing Floor Plans and Elevations
☐ Dwg 3 of 4/A - Proposed Floor Plans and Elevations

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	27/10/2022	Signed: SY
Authorisation	27/10/2022	Signed: RK

Report Author Sam Yuen

