APPLICATION NUMBER: 20/01372/HOUS

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Location:	28 Laurels Drive Littleborough OL15 0DU
Proposal:	Single storey front extension, two storey side extension and single storey rear extension following removal of existing conservatory and porch
Applicant:	Mr Joshua Creer
Case Officer:	Majid Mir
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 28 Laurels Drive, a semi-detached bungalow with dormers in the Littleborough area of Rochdale. No. 28 faces south on to the highway and sits next to a junction between Laurels Drive and Wordsworth Crescent. The land to the west of no. 28 falls away. No. 28 is adjoined to no. 30 Laurels Drive to the west and shares a boundary with no. 26 Laurels Drive to the east. Due to the topography of the land, no. 26 sits higher up than no. 28. To the rear, no. 26 shares a boundary with no. 3 Brentwood Close. No. 3 Brentwood Close also sits on higher ground than no. 28.

Description of Proposal

The application proposes the construction of a two storey side extension which will consist of a dormer to the front and the back elevations. Due to the plot sitting on a corner and having a triangular shaped plot, the proposed side extension will have a stepped design approach. The application also proposes to construct a single storey rear extension (orangery) after demolishing the existing conservatory and the construction of a replacement porch to the front.

Relevant History

79/D08907 - Front Porch – Approved.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring property and no representation has been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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 proposed extension and the host property will not be rendered. The proposed extension will now will have brickwork finish that matches the existing.

Assessment

Design: DM1 and P3

- A gap of approximately 0.82m and 0.84m would be retained between the side elevation and the shared boundary with no. 26. Additionally, the proposed extension will be flush with the front elevation of the host property. The SPD states that two storey side extensions that would be within 1 metre of the side boundary of the property, would not normally permitted, unless the ground and first floor are set 1m back from the front elevation of the host property or the first floor element is set 2m back from the front elevation of the host

property. The proposed extension would not meet the requirements of the SPD. However, the purpose of the SPD policy is to avoid a terracing effect from occurring. No. 28 is set on lower ground than no.26, and due to the properties being on corner plots, they are angled away from one another. It is therefore considered that proposed two storey side extension is not likely to cause a terracing effect to occur.

- The proposed two storey side extension will consist of front dormer that will join on with the existing dormer. Though the SPD states that front dormers would not be normally permitted, due to host property already having a front dormer and front dormers being common in the area, it is considered that the dormer style two storey extension would be in keeping with the character of the area.
- Additionally, when viewing from the street scene, it is noted that no. 24 Laurels Drive and no. 32 Laurels Drive have similar two storey side extensions.
- The application has been amended so that the proposed extension and the host property will not be rendered. The proposed extensions will now be finished with a brickwork that will match the existing. The brick work finish to match the existing is considered to be more in keeping with the host property and the character of the local area.
- The proposed single storey rear extension is appropriately sized and sited. The proposed rear extension will be screened form the street scene and will not be visible from any public vantage point. It will therefore have no impact on the street scene.
- The proposed porch to the front of the host property is appropriately sized and sited. The proposed porch is more appropriately designed and is of a higher design standard than the existing porch. It is therefore considered that the proposed porch is acceptable.
- The proposed extension would leave sufficient space to access the rear of the property and therefore the bins can be placed to the rear of the property and out of view from the street scene.
- On balance, 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

- The proposed extension will be approximately 14.6m from the shared boundary with no. 3 Brentwood Close, and 19.2m from the rear elevation of no. 3 Brentwood Close. It is noted that the rear window of the proposed extension will service a bathroom. Additionally, no.3 is set on slightly higher ground to no.28 and no. 3 does not directly face towards no. 28. It is therefore considered that the proposed extension would not unduly impact on the amenity of no. 3 Brentwood Close.
- The proposed single storey rear extension will project out by 4m from the rear elevation of the host property and will be close to the shared boundary with no. 30. However, no. 30 already has a single storey extension close to the shared boundary that projects out by approximately 3.9m. Therefore, the proposed single storey rear extension will project out by approximately same distance as the single storey extension of no. 30. It is therefore considered

that the single storey rear extension will not unduly impact on the amenity of no.30.

- It is considered that the proposed single storey rear extension, the two storey side extension and the proposed porch will not unduly impact on the amenity of no. 26 Laurels Drive.
- It is considered that proposed porch will not unduly impact on the amenity of any of the neighbouring properties.
- All habitable rooms in the property will retain access to an appropriate levels of light and outlook.
- The proposed extensions will see a reduction of outside amenity space. The amount of outside amenity space will be limited, however, it would be sufficient for a property of such a size.
- 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.

- The proposed extensions will not see an increase in the number of bedrooms and the property will retain off-street parking space for two vehicles.
- 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. This permission relates to the following plans:

   - Site location plan. Drawing no: SP.
   - Block plan. Drawing no: BP.
   - Amended existing & proposed, layouts & elevations. Drawing no: 01. Revision: D.

   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 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	22/12/20	Signed: MM
Authorisation	23/12/2020	Signed: KN

Report Author Majid Mir