APPLICATION NUMBER: 21/00139/FUL

Application Number:	21/00139/FUL
Location:	45 Apple Tree Way Rochdale OL16 4SW
Proposal:	Erection of a two storey side extension and use of land as garden, including relocation of 1.8m boundary fence
Applicant:	Mr D Butler
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 45 Apple Tree Way, a two storey detached property located in a residential development in Rochdale. No .45 is part of a newly constructed development comprising 60 dwellings granted planning permission pursuant of application 12/D55400.

To the east of no. 45 there is a plot of land that falls outside the curtilage of the property and a pedestrian path that connects Apple Tree Way with Ginnell Farm Avenue. To the south of no. 45 there is a plot of land.

Description of Proposal

The applications seeks permission to change the use of land to the side of no. 45 Apple Tree Way to form part of a residential garden and to use the land to construct a two storey side extension. The applicant proposes to reuse the existing boundary treatment which would run from the rear elevation of the proposed two storey side extension and meet up with the existing boundary on the rear corner of the property.

Relevant History

12/D55400	Residential development for the erection of 60 dwellings. Decision: Appeal Allowed.

Township/Member comments

Not applicable.

Consultee responses

Highways And Engineering
Not applicable

United Utilities
Not applicable

Representations

Letters of notification were sent to neighbouring properties and site notice was placed in the vicinity of the site. 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:

D/10 Protected Open Land

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2	Protecting and enhancing character, landscape and
P3	Improving Design of New Development heritage
DM1	General Development Requirements
SO3	To improve design, image and quality of place
G6	Enhancing green infrastructure
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 original two storey side extension was set flush with the front and rear elevation of the host property and the ridge height of the proposed roof was the same height as the host property. The amendments saw the front and rear elevations of the proposed two storey side extension set back from the front and rear elevation, and the ridge height has been reduced so that it is set below that of the host property Additionally, the design of the roof has changed from a gable roof design to a hipped roof design.

Assessment

Principle

- The application site is located within land identified as protected open land under saved UDP policy D/10. However, as noted above, no. 45 is part of a residential development that was granted planning permission (12/D55400).
- The area of land proposed for change of use to garden is land that is not under any present use. However, the land does provide a positive contribution to the visual amenity of the surrounding area by providing a sense of openness and providing an attractive buffer between no.45 and the pedestrian path that connects Apple Tree Way and Ginnell Farm Avenue.
- Only a part of the land to the side of no. 45 that would form part of the garden and a part of the land would see the construction of the two storey side extension. However, a proportion of the strip of land would remain outside the boundary fencing. Additionally, the proposed extension does not include a fence to the front and therefore the openness enjoyed by the residents and the public would be retained.
- The predominant land use in the area is residential and to change the use of part of the land into residential curtilage to extend the garden and the property of no.45 Apple Tree Way would not undermine any surrounding land uses and would be appropriate for the established character of the area.

Design: DM1 and P3

- The proposed extension would be set in from the front and rear elevation of the host property and the ridge height of the roof would be set below the ridge height of the host property. The host property is approximately 10.5m wide, whereas the proposed extension would be approximately 4.95m wide. The proposed two storey side extension would represent a 47% addition. It is therefore considered that proposed two storey side extension would be a subservient addition.
- The windows would be of a similar design and size to the host property and therefore considered acceptable.
- The proposed extension would use materials to match that of the host property. Additionally, the design of the proposed extension would match some of the design features of those found on the host property. This includes a hipped roof design, bay window and gable roof over the first floor window. Overall, considering the design and materials to be used, it considered that the proposed extension would be in keeping with the host property.
- In regards to the boundary treatment proposed. The applicant proposes to reuse the existing boundary treatment. The boundary treatment would match that of the neighbouring property and would be in keeping with the local area. It is therefore considered that the boundary treatment would be acceptable.

- 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 windows for the bedroom on the front elevation of the property would face towards no. 40 Apple Tree Way. The distance between the proposed extension and the no. 40 would meet the minimum standards set out in the SPD.
- It is considered that the proposed two storey side extension would not unduly impact on any of the neighbouring properties.
- All habitable rooms in the property will retain access to appropriate levels of light and outlook.
- By virtue of its siting, size and design, the proposed boundary treatment would not unduly impact on any of the neighbouring properties.
- 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 extension would not see any change in the supply of off-street parking available at the property. The property would retain off-street parking space for at least 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:

   Location plan
   Site Plans Existing & Proposed. SP 01. Rev: B
   Existing Plans & Elevations. Drawing no: GA 01. Rev: A
   Proposed Plans. Drawing no: GA 02. Rev: B
   Proposed Elevations. Drawing no: GA 03. Rev: B

   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	06/04/21	Signed: MM
Authorisation	07/04/21	Signed: AT

Report Author Majid Mir