Application Number:	18/01415/HOUS
Location:	12 Redland Close, Littleborough, OL15 9EE
Proposal:	Single storey rear extension and alterations to existing front and side elevations
Applicant:	Mr May
Case Officer:	Mr Van Eker
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to a detached bungalow located in Littleborough. The property occupies a corner plot which widens towards the rear of the site. The rear boundary is shared with playing fields. The property is adjacent to number 10 Redland Close to the North and number 14 to the south. Number 10 is a detached bungalow with a similar appearance to the application property. Number 14 is a semi-detached bungalow located at a different angle owing to the bend in the road at this location.

Description of Proposal

The application seeks permission for a single storey rear extension that will infill a space at the rear of the property adjacent to an existing flat roof extension projecting from the rear elevation of the dwelling.

The application also seeks permission for alterations to the front and side elevations of the property. This includes the relocation of the main entrance of the property from the front elevation to the side elevation as well as the removal of two windows to the side elevation of the property facing towards neighbouring number 14. The existing entrance to the front elevation will be replaced with a window.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification have been sent to neighbouring properties and a site notice posted in the area; no letters of representation have been 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): 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- Whilst the proposed flat roof design of the rear extension would not match the roof of the existing main dwelling, the proposal would extend from an existing flat roofed extension. Given that the proposed extension would be adjacent to this existing feature, as well as being sited to the rear of the property, away from the streetscene, the proposal is considered to be acceptable at this location.
- The replacement and proportions of the proposed fenestration to the front and side of the property are considered to be acceptable also for this housetype.
- 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

- Given that the proposed rear extension will be sited adjacent to the boundary shared with number 10 and project from and up to the rear wall of an existing rear extension, it is considered that the occupants of number 10 Redland Close are most likely to be affected by this aspect of the proposal.
- To ensure that a single storey rear extension to a residential property does not result in unacceptable impacts on adjoining properties the Guidelines and Standards for Residential Development SPD (SPD) document sets outs the following guidelines:

- 5.6: For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).
- 5.7: The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

- The single storey rear extension is set away from the boundary shared with the adjacent property at number 10 and as a result the extension would adhere to the above guidance contained within the SPD.
- In addition to the above, it is considered that the flat roof design helps mitigate the impact of the proposed extension by reducing the overall height of the extension in comparison to an alternative roof-form.
- Considering that the neighbouring property at number 14 is angled away from the application property, and that the proposed extension is set well away from the boundary shared with the property, on the opposite side of an existing extension of identical projection, the proposed rear extension is not considered to impact on occupants at this address.
- The proposed fenestration changes to the side elevation of the property including a new main entrance into the property are considered to be acceptable at this location as it will be in place of an existing window.
- 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.

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
- Existing plan and elevation drawing no. 12/L/1
- Proposed plan and elevations drawing no. 12/L/2

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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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 and positively to issue the decision without delay.

	Date	**Officer**
Report Completed	08/02/19	Signed: JVE
Authorisation	22/02/19	Signed: DA

Report Author John Van Eker