APPLICATION NUMBER: 21/00391/HOUS

Application Number:	21/00391/HOUS
Location:	1 Keepers Drive Rochdale OL12 7RH
Proposal:	Part single storey, part two storey side extension following demolition of existing garage.
Applicant:	SPENCER
Case Officer:	Ryan Killeen
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

This application relates to no.1 Keepers Drive, a semi-detached two-storey dwelling sited on a post-war estate of properties of varying design in the Norden area of Rochdale. The property faces north towards the highway and is sited adjacent to the junction of Keepers Drive and Shawfield Lane, and as such, occupies a triangular plot with the remainder of the corner being occupied by no.57 Shawfield Lane to the east. The dwelling adjoins to no.3 Keepers Drive to the west with the rear garden additionally, adjoining to nos. 55 Shawfield Lane and no.1 Seven Acres Lane as a result of the tapering of the plot to the south.

Description of Proposal

The application proposes a part two-storey, part single-storey side extension from the east facing elevation of the host property, with the two-storey form sited flush with the front elevation, and the single storey form sited towards the rear. A chamfered corner is included to the rear.

The proposal is to be formed with a dual-pitch, gable-style roof, with a height to eaves to match and ridge height set down. The elevations are to be constructed from brick and cladding to match the original dwelling, and the roof from concrete tiles to match.

Relevant History

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties, no responses were 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

None Applicable

Assessment

Design: DM1 and P3

- It is considered that the proposed extension would be in keeping with the existing dwelling by virtue of proportions of the extension, fenestration design, size and placement, roof form and choice and arrangements of materials which is considered to be consistent with the design language of the host dwelling.

- The proposed extension would appear subservient to the host dwelling as a result of setting the ridge height down, in addition to the brick pillar present on the existing dwelling defining the extension as a later addition. As such, the proposal would not present as an unduly dominant feature.

- Although chamfered corners are usually unacceptable design features, its inclusion is accepted as it would be completely obscured from view from surrounding public vantage points and would not result in adverse impact to the street scene.

- Although the property occupies a corner plot, a two-storey side extension at this location would not present a hard edge to the public highway by virtue of the separation that remains. Surrounding building lines would also be respected.

- Given the orientation and spacing of the adjacent detached dwelling, there are no concerns with regards to the terracing effect.

- Bin storage remains possible to the rear by virtue of external access between the front and rear being maintained.

- In light of the above assessment, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- Privacy
    - The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD, as a bathroom is included to the first floor rear which is to be obscure glazed by condition. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

- Overshadowing and Overbearing Impact
    - The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD and is not considered to unduly overshadow no.51 Shawfield Lane.
    - The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

- Occupier Amenity
    - The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum standard contained within Appendix 5 of the adopted Core Strategy.

- 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:

   021ROC – 100 – Location Plan
   021ROC – 101 – Existing Site Plan
   021ROC – 102 – Proposed Site Plan
   021ROC – 103 – Existing Floor Plans
   021ROC – 104 – Existing Elevations
   021ROC – 105 – Proposed Ground Floor Plan
   021ROC – 106 – Proposed First Floor Plan
   021ROC – 107 – Proposed Elevations

   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 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted, the window to the first floor on the rear elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

   Reason: In the interest of amenity and in compliance with Policy DM1 of the Adopted 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	12/04/2021	Signed: RK
Authorisation	30/04/2021	Signed: AT

Report Author Ryan Killeen