APPLICATION NUMBER: 22/00663/HOUS

Application Number:	22/00663/HOUS
Location:	30 Crossfield Road Wardle Rochdale OL12 9JW
Proposal:	Single-storey front extension
Applicant:	Steven Howarth
Case Officer:	India Taylor
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no.30 Crossfield Road, a two-storey terraced dwelling situated in the Wardle, Shore and West Littleborough ward of Rochdale. The dwelling faces north onto the highway, adjoined to no.28 to the west and no.32 to the east. The rear boundary of curtilage borders Leaway, a residential cul-de-sac. The property benefits from a front and rear garden.

Description of Proposal

The proposal is for a single-storey front extension. The extension projects from the existing front elevation by approximately 1.5m and will be constructed in brick with white UPVC windows and doors. The extension includes a small window on the side elevation and a solid door on the front elevation to provide light and access to the hallway. A large window will be situated on the proposed front elevation to provide light to the living room.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and no representations 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

None applicable.

Assessment

Design: DM1 and P3
Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application site is a two-storey terraced property situated on a residential street in Wardle. The locality is relatively uniform and characterised by a cohesive architectural design, materiality and massing.

- Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

- The front extension is considered to be in keeping as it would be built in a material palette coherent with the original build and as such would respect the character of the wider street scene.

- The application property is sited within a predominantly unchanged street scene where few properties have been extended. Whilst front extensions are not evident within the existing street scene, the scale is considered to be subservient and does not overwhelm the character of the dwelling. As such, the extension is therefore, on balance, acceptable and would not unduly harm the visual appearance of the dwelling or street scene.

Summary

- 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

Privacy

- Paragraph 4.1 of the SPD requires 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.

- The proposed living room window on the front elevation does not directly face any windows of surrounding neighbours and therefore complies with paragraph 4.1 of the SPD.

- The proposed window on the side elevation would face towards no.28 Crossfield Road. As the window only provides light to the hallway and is not for a habitable room, this is not considered to result in unacceptable loss of privacy to the occupiers of the adjacent property.

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.

Summary

In light of the above assessment, 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 development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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:

- Location Plan
- Site Plans Drg No. 21.2835.3
- Existing and proposed floor plans and elevations Drg No. 22.2835.1

   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 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	09.06.2022	Signed: ITaylor
Authorisation	01.07.2022	Signed: ATruman

Report Author India Taylor