APPLICATION NUMBER: 20/01151/HOUS

Application Number:	20/01151/HOUS
Location:	200 Milnrow Road Rochdale OL16 5BB
Proposal:	Two Two storey rear extension following demolition of conservatory and existing rear extension.
Applicant:	Mr Imran Nawaz
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.200 Milnrow Road, a two-storey semi-detached post war dwelling, in the Newbold area of Rochdale. The dwelling faces north towards the highway, adjoining to no.202 Milnrow Road to the east with no.198 adjacent to the west. The dwelling features a brick wall & railing boundary treatment to the front, with a fully paved front curtilage accommodating up to 3 vehicles. Access is possible between the front and rear curtilage down the side of the property adjacent to no.198. The rear garden itself is extends approximately 17m from the rear of the dwelling before abutting the rear boundary of no.7 Rosefield Crescent in a perpendicular fashion.

Description of Proposal

The application proposes a two-storey rear extension following the demolition of the existing rear extension and conservatory. The proposal would span the full width of the host dwelling and project 2.4m at ground floor level and 3m at first floor level. The two differing projections would be connected via a mono-pitch roof. The roof to the first floor would be completed with a hipped roof form. A set of bi-folds will be

utilized to the rear at ground floor, with two, rear facing bedroom windows at first floor level.

The application proposes the use of matching materials in the construction of the extension.

Relevant History

N/A

Representations

Letters of notification were sent to all surrounding dwellings, 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

- The proposed rear extension is considered to replicate the design principles of the host dwelling in its use of matching materials and a hipped roof form.

Further to this, by virtue of its siting and scale, the proposal would appear suitably subservient. In addition to this, the siting towards the rear ensures the impact to the character and appearance of the host dwelling and street scene is minimal.

- 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

Overshadowing and Overbearing Impact

By virtue of accordance with the guidance contained within section 5.6 and 5.9 of the SPD, it is not considered that the proposed rear extensions would result in an undue level of Overshadowing or overbearing impact on the adjacent dwelling.

Privacy

The proposal contains rear facing windows only. As the proposal complies with the requirements of section 4.1 of the SPD, in addition to the absence of a direct rear facing neighbour, it is considered that the erection of this extension would adequately preserve the privacy of surrounding occupiers.

Occupier Amenity

A similar sized garden would be preserved as to what currently exists. All habitable rooms would be supplied with adequate light and outlook.

In light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and existing and future occupiers, 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:-

   - Dwg 1 of 2 – Location Plan, Existing and Proposed Site Plan
   - Dwg 2 of 2 – Existing Plans and Elevations
   - 200/R/3 – Proposed Floor Plans and 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 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 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	28/10/2020	Signed: RK
Authorisation	26/11/2020	Signed: KN

Report Author Ryan Killeen