

Class A – Larger Homes Extension

Application Number:	22/01311/HH42
Location:	14 Pleasant Street, Rochdale, OL11 3BE
Proposal:	Prior approval for a larger home extension measuring 3.7m from the rear of the original dwelling (with a maximum height of 3.8m and height to eaves 2.25m)
Applicant:	Mrs P Brophy
Case Officer:	Bob Melling
Recommendation:	Prior Approval Not Required

CHECKED AND SIGNED OFF BY: RC

DATE: 21/11/22

Site Description

This application refers to no.14 Pleasant Street Street, a two storey semi-detached dwelling located in a residential area in Rochdale.

Neighbours Notified:

12 Pleasant Street, Rochdale, OL11 3BE

16 Pleasant Street, Rochdale, OL11 3BE

Is the proposed development wholly within the curtilage of the dwellinghouse?	Yes
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History - Permitted Development Rights removed?	No (99/D36212)
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Publicity	Neighbour letters expired?	Y	Responses received?	Y
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Number of representations received: 1 Objection

Summary:

- Builders' traffic during proposed building work.

Officer's response: This is not a material planning consideration.

- Proximity of proposed extension to existing neighbouring conservatory and subsequent impact on an existing external vent and footings of the existing conservatory.

Officer's response: This is a matter to be resolved between the neighbouring parties.

- Loss of light into neighbouring property.

Officer's response: This is addressed in the 'amenity' section of the officer's report.

- Impact of noise, dust and other disturbances.

Officer's response: This is not a material planning consideration.

Prior Notification of a Proposed Larger Home Extension – Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1 (Class A.1).

Description of Proposed Development

The Host Dwelling is: Detached ☐ Other ☒

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally:

What will be the maximum height of the proposed extension measured externally from the natural ground level:

Assessment (Class A)

Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, improvement or other alteration of a house subject to it not being contrary to any of the following criteria:

- permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

☒ **Complies**

☐ **Does Not Comply**

- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

☒ **Complies**

☐ **Does Not Comply**

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- e) The enlarged part of the dwellinghouse would extend beyond a wall which—
- (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- g) For a dwellinghouse not on article 2(3) land or a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
- a. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **or**
 - b. exceed 4 metres in height;

☒ **Complies**

☐ **Does Not Comply**

The host dwelling is a semi-detached property and therefore eligible for a 6m extension. The plans indicate a projection of 3.70m and a maximum height of 3.80m

- h) the enlarged part of the dwellinghouse would have more than one storey and—
- i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:

☒ **Complies**

☐ **Does Not Comply**

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:

- i. Exceed 4 metres in height;
- ii. Have more than a single storey, or
- iii. Have a width greater than half the width of the original dwellinghouse

☒ **Complies**

☐ **Does Not Comply**

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

☒ **Complies**

☐ **Does Not Comply**

The proposal would not be joined to an existing enlargement.

- k) It would consist of or include-
- i) The construction or provision of a verandah, balcony or raised platform
 - ii) The installation, alteration or replacement of microwave antenna
 - iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
 - iv) An alteration to any part of the roof of a dwellinghouse

☒ **Complies**

☐ **Does Not Comply**

- ☒ The plans do not include a balcony or raised platform that would exceed 0.3m from ground level
- ☒ The plans do not include the alteration of a microwave antenna
- ☒ The plans do not include the alteration of a soil and vent pipe
- ☒ The plans do not include the alteration to any part of the roof of the dwellinghouse

☒ Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

☒ **Complies**

☐ **Does Not Comply**

- ☒ A.3 Development is permitted by Class A subject to the following conditions—
 - a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

☒ The development has begun on site prior to -

- a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

☒ **Complies**

☐ **Does Not Comply**

Assessment

Paragraph (7) of Section 4 within The Town and Country Planning (General Permitted Development) (England) Order 2015 states “where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of adjoining premises”.

Paragraph (9) goes on to state that when considering the impact the LPA shall –

“(a) take into account any representations made as a result of the notice given under subparagraph (5); and

(b) Consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.”

In view of the above, the application has been considered as if it was a householder planning application and therefore in conjunction with the requirements of the National Planning Policy Framework, the Council’s Core Strategy and the

Impact upon Neighbour amenity and living conditions

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy, which requires that development should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Rochdale's Supplementary Planning Document, 'Guidelines & Standards for Residential Development 2016 (SPD)', contains the following standards and guidelines for single storey rear extensions:

It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.

Paragraph 5.6 of the SPD outlines the following maximum projection standards for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)

The proposed single storey rear extension projects 3.7m along the common boundary measured from the rear elevations of the adjoining dwelling no.16 Pleasant Street and the adjacent dwelling no.12 Pleasant Street. Given that the proposed extension is sited approximately 0.85m away from the common boundary with no.12, the proposed extension would not be considered to result in an undue loss of amenity to no.12, despite the 3.7m projection. Additionally, the adjoining neighbour, no.16, has a rear extension that projects approximately 3.2m from the rear elevation of the host dwelling. Therefore, the proposed extension to the application property is in accordance with the guidance in the SPD and is not considered to result in an undue loss of light or outlook to the neighbouring properties.

Decision: Prior Approval Not Required.

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

- Proposed Floor Plans and Elevations. Drg no. 22.2981.2A
- Existing and Proposed Site Plans/ Drg no. 22.2981.3A
- Existing Floor Plans and Elevations. Drg no. 22.2981.1
- Location Plan