APPLICATION NUMBER: 22/00824/HOUS

Application Number:	**22/00824/HOUS**
Location:	7 Davyhulme Street, Rochdale, OL12 9BW
Proposal:	Two storey side and rear extension, single storey rear extension, alterations to existing fenestration and installation of electric sliding gate
Applicant:	Mr Arfan Hussain
Case Officer:	Phil Garner
Recommendation:	**Refuse**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to an end-terraced two-storey house located at the eastern end of a run of 10 such dwellings. The plot is within the defined urban area, and has open land to the eastern side which abuts the road junction with Athol Street. Further terraced houses lie across the rear alleyway to the south and across the road to the north.

Description of Proposal

The application proposes the following:

1) Two-storey side extension to accommodate a lounge, study and wc on the ground floor with three bedrooms and a bathroom above. The extension has a width of 5.0 metres and a depth of 9.8 metres with its front elevation sent back from the main house façade by 0.5 metres and its rear wall projecting back past the existing rear elevation by 2.4 metres to a point 1.7 metres from the rear boundary. The extension has habitable room windows on both levels to the front, side and rear, and has a pitched roof over for its depth alongside the existing house which then adjoins a hipped roof for the rear 2.4 metres section.

2) Two-storey rear extension to abut the side extension projection at the same depth of 2.4 metres to accommodate an enlarged kitchen on the ground floor with a bathroom above, with rear facing windows at both levels.
3) Single-storey rear extension, abutting the rear two-storey projection at the same depth and with a flat roof over to accommodate part of the enlarged kitchen.
4) Alterations to existing fenestration at the rear to change an existing bathroom window into a bedroom window.
5) Installation of electric sliding gate for vehicle access.

Relevant History

03/D41946 - Private garage: Approved.

09/D52619 - Installation of storage container in side garden (retrospective) - revised proposal D52360: Refused.

09/D52360 - Installation of storage container in side garden (retrospective): Refused.

Township/Member comments

None.

Consultee responses

Highways
The development site is within an area that is predominantly terraced houses with the development extending an existing terraced house which has an existing has vehicular access into it. Therefore in terms of highway capacity if approved the development is unlikely to have any detrimental impact.

The existing property has established servicing arrangements which would appear not to change as part of the application proposals.

There should be no detrimental impact on road safety as a result of the development.

Highways raise no objection to this application but we would ask that the proposed gate opens into the site only and not out onto the highway.

We would however remind the applicant that the construction of a new vehicular access crossing will be required as the application proposes a new point of access from the adopted highway. The applicant must contact the Councils Highways Department to seek approval for this crossing.

Representations

None.

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.

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."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

Paragraph 5.14 of the SPD relates to extensions to houses on corner plots and notes that such additions *"can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway. Therefore, planning permission will not normally be granted for a single or two-storey extension to a dwelling on a corner plot unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension."*

Paragraph 5.15 of the SPD confirms that *"factors that will be taken into account when determining what constitutes 'sufficient space' include the presence of a strong building line and any overriding need to protect it, the proximity of neighbouring buildings, and the space surrounding other buildings in the immediate vicinity of the site and the contribution this space makes to the overall character of the street scene."*

The scale of the proposed side extension is such that its width of 5.0 metres is the same as the existing house, meaning that when the rear projection is taken into

account the additional floor area and volume will be greater than the existing house, thereby failing to be subservient.

In addition, the depth of the extension dictates that it has a hipped roof over which attaches onto the side pitched roof which is gable ended, with the extensions being to a dwelling on a corner plot where particular care over design is required via the SPD.

It is therefore considered that the proposed development does not display a high quality of design as it fails to respect the scale, height, layout and appearance of the existing dwelling. The proposal is contrary to Policies DM1 and P3, as well as the SPD and the NPPF.

Amenity: DM1 and SPD
DM1 (c) of the Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

Paragraph 4.1 of the SPD recognises that "*Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings. The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:*
(i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
(iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room."

The proposed rear extension complies with paragraphs 5.6 and 5.9 of the SPD and would not have an unacceptable impact on the amenity of the attached no.9 Davyhulme Street. The proposed side windows would be at a distance of approximately 35m from the facing windows of 57 and 59 Halifax Road, which exceed the space standard for directly facing windows.

However, the rear elevation of the extension would be sited within 6.5 metres of the nearest ground floor window of the house to the rear, and approximately 9 metres from the original two-storey rear wall of the houses to the rear which front onto Ernest Terrace. This falls significantly short of the 14m required by the SPD.

The introduction of the rear extension would therefore result in an unacceptable loss of light and outlook to the rear windows of the houses to the rear (south) of the site fronting Ernest Terrace and is therefore detrimental to the amenity of the residents of those properties. The proposed development is therefore detrimental to the privacy and amenity of the nearby occupiers, contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document

'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.

Highways: DM1
DM1 (e) of the Adopted Rochdale Core Strategy states that development proposals should *"provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location."*

The installation of the sliding gate is considered acceptable and full details could be required by condition.

Recommendation: Refuse for the following reasons:

1. As a result of its siting, scale and roof form, the proposed rear extension would constitute an incongruous addition to the dwelling and would fail to display a high quality of design. The proposed development is therefore visually harmful and detrimental to the visual amenity of the area, contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy of 2016, the Council adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

2. As a result of its siting and scale, the proposed two-storey rear extension would result in an unacceptable loss of light and outlook to the rear windows of no. 6 and 8 Ernest Terrace and would therefore be detrimental to the amenity of the residents of those properties. The proposed development is therefore contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', and the National Planning Policy Framework.

INFORMATIVE:
This Decision Notice relates to the following drawings:-

- Location plan
- Existing site plan
- Proposed site plan
- Sheet 1 Existing floor plans
- Sheet 2 Existing elevations
- Sheet 3 Proposed floor plans
- Sheet 4 Proposed elevations

Article 35 Statement
The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**

Report Completed	8 November 2022	Signed: P Garner
Authorisation	18 November 2022	Signed: A Truman

Report Author Philip Garner