

Application Number:	22/01268/HOUS
Location:	37 Tyrone Drive Rochdale OL11 4BE
Proposal:	Single-storey front extension
Applicant:	Mrs Qaisara Afzal
Case Officer:	Aimee Bovaird
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 37 Tyrone Drive. This is a two storey detached dwelling in a residential area. The property faces north-west onto the highway. The property benefits from an existing attached garage at the front of the dwelling, and front parking.

Description of Proposal

The proposal is for a single-storey front extension in replacement of the existing canopy. The front extension will project 0.9m from the host dwelling and include a front door and a bay window.

Relevant History

Not applicable

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to the neighbouring properties, 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

- ☐ Policies DM1 and P3 of the councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) state that the Government attaches importance to the design of the built environment.
- ☐ 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 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 does not overwhelm the character of the dwelling. The projection of the proposed extension matches the projection of the canopy it is replacing and therefore it is considered subservient to the host dwelling.
- ☐ The design of the extension reflects the existing house with the installation of a new bay window and front door, which is of the same size as that being replaced. The extension will be constructed in materials similar to the existing

dwelling and this would maintain the character of the host dwelling and not have a negative impact on the wider street scene.

- ☐ 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

- ☐ DM1 sets out that development should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ Given the development proposal comprises a single storey front extension, having regard to its scale, projection and positioning of habitable room windows, it is not considered that it would unduly impact the amenity of surrounding occupiers by way of loss of privacy, overshadowing or overbearing impact.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policy 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
Existing and Proposed Site Plan
Existing Plans and Elevations – Sheet 1
Proposed Plans and Elevations – Sheet 2

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	20.11.22	Signed: AB
Authorisation	22.11.22	Signed: SS

Report Author Aimee Bovaird