

Application Number:	23/00576/HOUS
Location:	15 Canterbury Close Rochdale OL11 5LZ
Proposal:	Two-storey rear extension following demolition of existing conservatory, insertion of 2 no first floor windows on the side elevation and the addition of a Juliette balcony on the return side elevation of the extension
Applicant:	Mr. Kahlid
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

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

15 Canterbury Close is a two-storey detached residence located in the Bamford ward of Rochdale and at the head of a cul-de-sac. The plot is of substantial size hosting generous front and rear gardens, a driveway and a rear conservatory. The rear curtilage boundary borders a public Right of Way and the curtilage to the south borders an electricity sub-station. The property sits adjacent to 11 Canterbury Close to the east and 20 Canterbury Close to the north.

Description of Proposal

Permission is sought for a pitched roof two-storey rear extension projecting 5.5m from the original rear elevation. The extension would span 7.8m in length and be set down 0.3m from the existing ridge as well as host a Juliette balcony to the upper floor north side elevation of the extension.

Further permission is sought for the insertion of 1no window to the first floor of the previously approved extension along the east side elevation and 1no window to the upper floor south-facing gable of the original dwelling.

Development will be subject to the demolition of the existing conservatory and materials will be to match those on the existing.

Relevant History

00/D37634 Single Storey Side Extension to Dwelling
Granted June 2000

03/D41539 First Floor Front / Side Extension and Conservatory to Rear
June 2003

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

It would appear from the submitted plans that there would be no impact on the existing parking arrangements.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions

Rights Of Way Officer

The proposals for planning permission 23/00576/HOUS should not affect the right of way running to the rear, I assume access to undertake the development will be along Canterbury Close. If the intention is to use the rear of the property for deliveries of materials or plant vehicles they must not be stored on the right of way or obstruct the route in any way. Any damage to the surface should be repaired to avoid injury to members of the public utilising the route

Representations

Letters of notification were sent to surrounding properties and a site notice was posted due to the presence of a Public Right of Way being sited at the rear of the property. No letters of representation 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

Amendments

Amendments were sought regarding a discrepancy between the situation on-site and that shown on the submitted plans regarding two windows to the side elevation. An additional amendment was sought as the initially proposed window hosting bedroom 1 was considered to pose an overlooking impact to the rear garden of the adjacent dwellings and would not accord to SPD Section 4 Space Standards in relation to principal windows being with 10.5m of directly facing boundaries.

Amended plans received saw this window repositioned from the side to the rear elevation. Furthermore a wider site-plan was requested in order to assess the scheme in relation to surrounding properties.

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy states that all new developments will be expected to demonstrate that they "are of high quality design and take the opportunity to enhance the quality of the area". Policy P3 requires all new developments to "enhance the boroughs identity and sense of place, by respecting context where it is positive and having regard to scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general".

Paragraph 5.1 of the SPD states new house extensions should be "designed to be in keeping with the host property and generally should be subservient to it". With the proposed ridge of the extension set down by approx. 0.3m from the existing roof line, the proposal would demonstrate subservience and be acceptable in this regard. Furthermore, the extension is not considered to dominate the rear elevation given its relatively modest width relative to the overall width of the parent dwelling. Whilst the extension would be visible from both the public Right of Way and partial vantage points along both Bamford Way and Broadhalgh Road, the impact is not considered to be significantly harmful due to points aforementioned above. The scale of the proposal therefore raises no concern in this regard.

The insertion of the 2nd windows is considered acceptable given the proposed proportions and style would match those on both the existing and the extension. The balcony feature of the extension is also considered acceptable given the dwelling lies within an estate which comprises an expanse of design features which may not be found elsewhere locally.

Limited details on the proposed materials have been provided on the submitted PA. However, the matching materials in order to be in keeping with the existing dwelling would therefore respect the visual appearance of the host dwelling.

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

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

Paragraph 5.9 of the SPD outlines maximum projection limits for two storey rear extensions to which it states “Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)”. It is first noted many of the dwellings in this vicinity are not uniformed in orientation or siting. By virtue of the host dwelling being sited approx. 30m from the adjacent dwelling to the north, no.20 Canterbury Close, in which the principal elevation of the neighbour would face the north-side elevation of the application property, the impact of the two-storey rear extension is considered to be minimal.

Much of the extension would be shielded to a large part of the private garden space at no.20 by way of the orientation of the dwelling therefore there is considered to be little to no relationship between the extension and the occupiers at no.20. Similarly to that at the adjacent dwelling to the east, no.11 Canterbury Close, there is considered to no relationship of concern given the extension will be shielded by the existing host dwelling.

The dwelling directly adjacent to the rear (2 Bamford Way) which is sited across the public Right of Way is not considered to be impacted by development by virtue of the 25m separation distance, no principal windows which would directly face the habitable room windows of the extension and established trees which run along both boundaries which border the Right of Way.

Paragraph 4.4 of the SPD recognises that balconies “can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage”. The proposed Juliette balcony is proposed at approx. 12m from the common boundary shared with no.20 Canterbury Close to which the views of the private garden space at no.20 would be largely shielded by the dwelling itself. Although it is acknowledged the balcony will pose some overlooking to a small portion of this private space, the garden is considered large enough that the occupiers could still enjoy a large expanse of private garden space which would not be overlooked by the balcony.

It is deemed necessary, in the interest of the protection of residential amenity, to attach a condition to the decision notice which stipulates the obscure glazing of the newly proposed window to the east side elevation of the previously approved first floor extension (hosting a en-suite) in order to avoid any overlooking impact to the rear garden of no.11 Canterbury Close.

Sufficient garden space would be retained post development for the enjoyment of the occupiers with no compromise to the rear garden access facilitated by the amenity space along the north side elevation. The development is considered to maintain adequate light and outlook to all habitable rooms of both the existing dwelling and rooms in the extension.

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 proposal would retain off-street parking for at least two vehicles, with additional space in the existing attached garage. This would exceed the maximum car parking standards contained within appendix 5 of the Core Strategy which permits a 200% parking provision at this location. Further to this, the site lies on a quiet residential cul-de-sac with no through access and it is not

considered that the proposal would result in any undue impacts to public or highway safety. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 and the NPPF.

The proposed parking arrangements are therefore 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. This permission relates to the following plans:-

- Location Plan
- 23-018-301 Proposed Site Plan
- 23-018-311 Rev A Roof Plans
- 23-018-310 Rev B Proposed Plans
- 23-018-320 Rev B Proposed 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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the new windows in the first floor on the side elevation facing east serving an en-suite shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	23.08.2023	Signed: CP
Authorisation	18.09.2023	Signed: TH

Report Author Chelsea Petrillo