Application Number:	21/00206/HOUS
Location:	171 Croxton Avenue Rochdale OL16 2YR
Proposal:	Two storey side extension and part single, part two storey rear extension, and alteration to window on ground floor front elevation
Applicant:	Mr Muhammad Nisar Mrs Sahila Begum
Case Officer:	Majid Mir
Recommendation:	**REFUSE**

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

The application relates to 171 Croxton Avenue, a two storey semi-detached property located in a residential area of Rochdale. No. 171 is located close to the junction between Croxton Avenue and Higher Wheat Lane.



Description of Proposal

The application proposes to construct a two storey side extension and part single, part two storey rear extension. The proposal also seeks to reduce the width of the window on the ground floor front elevation.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding properties, 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 materials for the proposed extension would match that of the host property. The fenestration would generally line up and is considered acceptable. In Isolation, the design of the proposed extension would be in keeping host property and subservient to it.
- In relation to the two storey side extension, the width of the proposed side extension would be approximately 2.4m - the ground floor element would be

flush with the host property and the first floor element would be set back by 1m, with a ridge height set down from the main ridge as a result.

- The Council's SPD requires two storey side extensions to be set back 2m from the main front wall at first floor level to prevent a terracing effect from occurring. Due the siting of this property and the fact that the adjacent property is a bungalow, a terracing effect would not occur with the 1m setback proposed. However, the space to the side of the property provides an important gap between these two properties and the proposed two storey side extension would substantially reduce the gap between them, leading to an unacceptable loss of spaciousness and resulting in the properties appearing uncomfortably close and cramped.
- The rear element of the proposed extension would be part single storey and part two storey. Though a large addition, the extension would comply with the SPD and the ridge height of the proposed extension would be set below that of the host property. The proposed roof design would be a hipped design. Though this would differ from the roof design of the host property, it would be to the rear and not overly prominent in views.
- At present there is external access to the rear of the property and therefore is opportunity for bins to be stored away from view of the street. However, with the addition of the proposed two storey side extension, external access to the rear would be lost. Therefore household bins would have to be stored to the front of the property. No bin store has been included in the proposal. It is noted that there is no boundary treatment to front, and therefore the bins would be clearly visible from the street scene, to the detriment of the character and appearance of the street scene and contrary to the SPD and National Design Guide, which states that to minimise visual impact, unsightliness and avoid clutter, bin stores should be carefully integrated so that bins are not visible from the street or in a location that is visible from a street, they are sited within well-designed refuse stores.
- The design of the proposal, by virtue of the loss of spaciousness between the application property and the adjacent bungalow, would lead to a cramped form of development and a lack of appropriate bin storage, to the detriment of the character and appearance of the area contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- The proposed extension would be close to the shared boundary with the bungalow of no. 169 Croxton Avenue. There is a window to the side elevation facing towards no. 171 and there appears to be access to the conservatory to the rear though the room. It is unclear what the room is used for, however looking historic plans for this property, it suggests it may be used as a bedroom. It is noted that the window is already substantially overshadowed by the host property. Additionally, it is noted the neighbour was consulted and no objection was raised. However, the gable side wall of the property would be 2.4m closer to the habitable room windows on the side elevation and this proximity, which coupled with the additional development proposed to the side and rear, would harm outlook and result in loss of light to the detriment of the amenity of the occupants.
- In paragraph 5.6 of the SPD, sets the maximum projection for single storey rear extensions. For attached properties, the limit is set at a point 3 metres along the common boundary measured from the rear elevation of the adjoining property. The single storey element of the proposed extensions would run along the length of the rear of the property, and therefore would be

set close to the shared boundaries of no. 169 and no. 173 Croxton Avenue. The proposed extension would project out by 3.9m when measured from the rear elevation of the adjoining property, which exceeds the SPD in respect of the adjoining semi by 0.9m.By virtue of its siting, projection and scale, the ground floor element of the proposed rear extension would result in an unacceptable loss of light, overshadowing and overbearing impact to the rear ground floor window and garden of no. 173 Croxton Avenue.

- The ground floor element of the proposed rear extension would not be sufficiently set back from the boundary to avoid projecting beyond the 45 degree line. In relation to no. 169, the proposed extension would not project unduly beyond the rear elevation of no. 169 and therefore would adhere to the guidance set out in paragraph 5.6 of the SPD.
- The first floor element of the rear extension would adhere to the guidance set out in paragraphs 5.8 and 5.9 of the SPD in relation to the adjoining semi. However, the first floor element of the proposed rear extension would be approximately 7m from the rear side boundary of no. 17 Thornbrush Way and No.167 Croxton Avenue. This is 3.5m below the 10.5m required by the SPD. Whilst the proposed extension would not directly face the adjoining rear properties, the first floor extension would result in loss of privacy to the rear garden areas of these properties.
- The proposal would see a room labelled as 'proposed lounge' created within the dwelling. A lounge is considered to be a habitable room and therefore requires sufficient light and outlook. The lack of provision of a suitable window in the lounge would result in an unacceptable standard of residential amenity through inadequate outlook and light.
- The property would retain a small but functional rear garden that would be suitable for purposes of sitting out, drying clothes and for children to play.
- Therefore it is considered that the proposal would unduly impact on the amenity of the occupants of the applicant property and that of neighbouring properties 163 and 173 Croxton Avenue and 17 Thornbrush Way, contrary to policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The proposed extension would see one of the two off-street parking spaces available to the property lost. However, the property would retain one parking space to the front with possibility for an additional space to be created by the applicant if required.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Refuse

1. By virtue of its siting, projection and scale, the ground floor element of the proposed rear extension would result in an unacceptable loss of light, overshadowing and overbearing impact to the rear ground floor window and garden of no. 173 Croxton Avenue. By virtue of its siting, projection and scale, the proposed two storey side extension and the single storey rear extension would result in an unacceptable loss of outlook and light to the side windows of no. 169 Croxton Avenue. Furthermore, the proximity of the first floor rear elevation to the rear boundary would result in loss of privacy to the garden areas of 167 Croxton Avenue and 17 Thornbush Way. The proposed

development is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2. The proposed side extension would occupy the entire area to the side of the property, resulting in a loss of spaciousness between the application property and the adjacent bungalow resulting in a cramped relationship, to the detriment of the character and appearance of the street scene. Furthermore, this would remove the ability to access the rear of the application property externally resulting in household bins being stored in a prominent position at the front of the property, which would unduly harm the character and appearance of the area and street scene. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Informative:

For the avoidance of doubt, this decision notice relates to the following plans:

- Location plan
- Site plan
- Elevations & plans as existing. Drawing no: 1
- Ground floor plan as proposed. Drawing no: 3
- First floor plan as proposed. Drawing no: 4
- Front, side and rear elevation as proposed. Drawing no: 6

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	22/04/21	Signed: MM
Authorisation	26/04/21	Signed: DR

Report Author Majid Mir