

Application Number:	23/00139/HOUS
Location:	50 Tangmere Avenue, Heywood, OL10 2WA
Proposal:	Single storey rear extension
Applicant:	SYED UL HASSAN
Case Officer:	Bob Melling
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

The application refers to no.50 Tangmere Avenue, a three storey townhouse situated on a residential street in Heywood. The dwelling faces east onto the highway, adjoining no.48 Tangmere Avenue to the north and adjacent to no.52 to the south. The dwelling benefits from a detached garage to the rear and off-street parking for two cars to the side.

Description of Proposal

Permission is sought for a single storey rear extension. The proposed extension would project 4.5m from the rear elevation of the host dwelling and would be 4.37m in width, from a point 0.3m off the boundary with no.48 Tangmere Avenue. The design proposes a flat roof at a total height of 2.56m. The extension is to be constructed in brick that matches that of the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to the neighbouring properties. No representations were received relating to the proposed development.

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

N/A

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The application site is a three storey townhouse situated on a residential street in Heywood. Tangmere Avenue comprises part of a wider estate of modern properties characterised by a coherent architectural design, materiality and scale. The dwellings sited along Tangmere Avenue are either two or three storey in height, built in red brick and gable roofed.

The application relates to a single storey rear extension. The proposed extension would be constructed in a material palette coherent with the original build and wider street scene. Whilst the proposed roof form would contrast that of the host dwelling, it is noted that the extension would not be widely visible from the public realm. The proposed development would appear proportionate to the host property and would not feature a scale or massing that is overbearing or out of character with the surrounding 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

Policy DM1 of the Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 5.6 of the SPD states the following maximum projection for single storey rear extensions: *"for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)."* Paragraph 5.7 explains that this measurement will be taken from the rear elevation of any extension that exists close to the common boundary. Further, it states that if the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The proposed extension would be set 4.8m away from the common boundary with no. 52 Tangmere Avenue and, therefore, would comply with the SPD and is not considered to result in an undue loss of light or outlook to no. 52. In respect of the adjoining dwelling, no. 48, the proposed rear extension would accord with the SPD guidance given that no. 48 benefits from an existing rear extension close to the common boundary. On this basis, it is considered that the proposed extension would not result in any undue harm to the amenity enjoyed by the neighbouring occupiers and would be acceptable.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, 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.

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:

- Site Location Plan
- Existing Details. Drg no. 22.3059.1
- Existing & Proposed Block Plans. Drg no. 22.3059.2
- Scheme 1 Proposed Details. Drg no. 22.3059.SC1.1B

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	09/03/2023	Signed: BM
Authorisation	22/03/2023	Signed: RC

Report Author Bob Melling