

Application Number:	24/00141/HOUS
Location:	8 Ashworth Street, Heywood, OL10 2AZ
Proposal:	Two storey side and single storey side/rear extensions
Applicant:	Mr Daryoush Jizan
Case Officer:	Bob Melling
DETERMINATION DATE 01.05.2024	EXT OF TIME 09.05.2024
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 relates to no. 8 Ashworth Street, a two-storey, semi-detached dwelling located in Heywood. The subject property faces the highway to the southwest, is adjoined by no. 6 Ashworth Street to the southeast and is adjacent to no. 19 Grundy Street to the northwest. It is located towards a corner bend in the highway and consequently the side garden widens from the rear to the front. The host property benefits from two off-street parking spaces to the front and moderately-sized front, side and rear garden areas.

Description of Proposal

Permission is sought for a two-storey side extension that would project 4.05m from the existing side elevation with a 225mm setback from the existing principal elevation. It would be set forward of the existing rear elevation by approx. 3.26m and feature a dual-pitched roof set down from the main ridgeline by approx. 1m.

The submitted plans also include a single-storey side/rear 'wraparound' extension that would project 4.05m from the existing side elevation and 2.93m from the existing rear elevation with a chamfered corner to account for the side boundary of the curtilage. The extension would have a pitched roof with a maximum height of 3.5m and a height to eaves of approximately 2.45m.

Lastly, the proposals include a 1.8m high timber fence and single gate which would have a length of approximately 10.22m and sit between the front corner of the proposed side extension and the side boundary of the curtilage. Additionally, the existing tarmac driveway would be widened to accommodate three off-street parking spaces.

Materials for construction of the development are proposed to match existing.

Relevant History

91/D27435 Residential Development-22 Semi-Detached Dwellinghouses And 1 Detached Bungalow.
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

Following concerns raised regarding the impact of the proposed two-storey side extension on the amenity of the property to the rear (no. 19 Grundy Street), amended plans were submitted to shift the rear wall of the two-storey side extension further forwards and remove the bedroom window on the rear elevation.

Assessment

Design: DM1 and P3

- ❑ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “*of high quality design and take the opportunity to enhance the quality of the area*” and to “*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.*” In addition, Section 5.1 of the SPD states that development proposals should be “*in keeping with the host property and generally should be subservient to it.*”
- ❑ The proposed side extension would be set back 225mm from the existing front wall at both ground and first floor levels. At first floor level it would be set forward of the existing rear elevation by approx. 3.26m with the ridgeline set down by approx. 1m and the width of the extension would be 4.05m. The proposed development would also feature appropriate brickwork detailing and materials to match existing. At only approximately 1m narrower than the host property it is recognised that the extension has the opportunity to adversely compete with the host dwelling and subsequently unbalance the pair of semi-detached properties. However, with the proposed set back and significance reduction in the ridge line, on balance it is considered that the extension would still demonstrate subservience and would be in keeping with the scale and layout of the host dwelling.
- ❑ The window sizing and placement to the front and side elevations is considered acceptable. Whilst the rear wall of the part two-storey extension would be blank, this was a result of amendments made to protect the amenity of no. 19 Grundy Street. Although not ideal in design terms, it is not considered that this aspect would unduly harm the character of the host dwelling given the lack of public visibility.
- ❑ Section 5.11 of the SPD sets out the guidance in relation to the terracing effect. The host property, due to its corner position, has a wide frontage meaning that the front wall of the extension would be sited approximately 10.0m from the side (garden) boundary. Whilst this width narrows to the rear of the plot, the spatial relationship of the property with the neighbours would ensure that it would visually be sufficiently distances so as to ensure no terracing and to comply with the SPD.

- ☐ Section 3.12 of the SPD requires bins to be stored out of public view. The proposed development would retain external access between the front and rear curtilage and this would allow bins to be stored out of public view.
- ☐ No concerns are had with the design of the proposed single-storey rear extension, which would be of an appropriate scale, roof form and design. Whilst the proposed chamfered corner would result in a somewhat incongruous built form, it is noted that this corner of the dwelling would be well screened from public view. On this basis, is not considered to unduly harm the character of the host dwelling or street scene.
- ☐ The proposed 1.8m high fence and single gate would be set back some 5-7m from the highway and would not unduly harm the openness of the frontage. Further, it is noted that there is an existing fence to the side of the property of a similar height, albeit set slightly further back from the highway. Therefore, this aspect of the development is considered acceptable.
- ☐ 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 Core Strategy, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ Acceptable limits for residential extensions in respect of the above are quantified in the Council's 'Guidelines and Standards for Residential Development' SPD.
- ☐ The SPD quantifies the permitted rearward projection of extensions so that an extension to an adjoined dwelling must not project further than 3m from the common boundary point at ground floor level, except where the particular site can accommodate an increase up to the limit set by drawing a 45 degree angle across the property from a point 3m along the shared boundary from the common boundary point at which the dwellings last meet.
- ☐ In relation to no. 6 Ashworth Street (attached), the proposed single-storey rear extension would comply with the 3m projection standard and no concerns are had regarding loss of light or outlook for the occupants of no. 6.
- ☐ As originally submitted there were concerns over the relationship with no. 19 Grundy Street, due to the proximity of the proposed extension. Amendments were therefore sought and these have reduced the depth of the two storey extension, so as to increase the distance to 19 Grundy Street.
- ☐ At its closest point, the proposed single-storey extension would measure approx. 5.87m to the southeastern corner of no. 19 Grundy Street. The proposed extension and the rear elevation of no. 19 Grundy Street would be perpendicular to one another, with only oblique viewing angles shared between the properties.
- ☐ The single-storey extension would be set against the backdrop of the existing dwelling and it is not considered that it would result in an undue increase in current levels of overshadowing towards no. 19 Grundy Street.
- ☐ With the submitted amendments the proposed two-storey side extension would be set forward of the existing rear elevation by approx. 3.26m and measure approx. 6.28m to the common boundary with no. 19 Grundy Street.

Moreover, the ridgeline of the proposed extension would be set down approx. 1m from the ridgeline of the existing dwelling. On this basis, it is not considered that the proposed two-storey side extension would unduly overshadow or have an overbearing impact upon the private rear garden of no. 19 Grundy Street.

- ☐ No concerns are had regarding overlooking given the suitable placement of the proposed fenestration.
- ☐ The submitted plans indicate that all habitable rooms would be supplied with adequate natural light and outlook, in addition to the retention of a suitably sized private garden of a functional layout.
- ☐ The proposed development would not result in a loss of amenity for neighbouring residents through visual intrusion, overbearing impact, overshadowing or loss of privacy and the proposal is considered to accord with Core Strategy Policy DM1 and the SPD in respect of neighbour amenity.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy T2 of the adopted Core Strategy gives priority to the safety, accessibility and amenity of those who live in the area affected by development. Supporting this overarching policy is the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' which states that it is important that car parking areas are designed in such a way as to prevent parked cars dominating the street scene and to prevent cars overhanging the public highway. Ample parking within the curtilage of the host dwelling is therefore a requirement of proposals for residential extensions.
- ☐ The proposal would result in a five bedroomed house with three off street parking spaces. As such it is considered that the proposal is in accordance with Policies DM1 and T2 of the adopted Core Strategy and the requirements of 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:
 - Location Plan. Dated 12/02/2024
 - Existing Plans and Elevations. Dwg no. AS840 100. Rev A
 - Proposed Plans and Elevations. Dwg no. AS840 101. Rev F
 - Existing and proposed block plans. Dwg no. AS840 102. Rev B

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, the Places for Everyone Joint 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, the Places for Everyone Joint Development Plan 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	03/05/2024	Signed: BM
Authorisation	08/05/2024	Signed: RC

Report Author Bob Melling