

Application Number:	22/01554/HOUS
Location:	47 Augusta Close Rochdale OL12 6HT
Proposal:	Two-storey rear extension and alteration to fenestration on existing side elevation
Applicant:	Mr Imran Awan
Case Officer:	Chelsea Petrillo
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to 47 Augusta Close, a two-storey semi-detached house located in the Healey ward of Rochdale. The dwelling adjoins to no.45 Augusta Close and the rear curtilage boundary borders the rear garden of no.47 Belmont Way. The site benefits from a driveway to the front of the dwelling and a sufficiently sized front, side and rear garden.

Description of Proposal

The application is seeking planning permission for a two-storey rear extension projecting 3m from the rear elevation at both ground and first floor level. The extension will feature a pitched roof and be constructed up to the shared boundary with 45 Augusta Close. The extension will leave a 0.4m gap between the adjoining two story rear extensions and will utilise the same material palette to match those on the existing dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours. 2 letters of representations were received.

1 Letter of support received 16.01.2023

Raises no issues to the application

1 letter of objection received 15.02.2023

Poses an overbearing impact in terms of appearance with existing street scene
See design section of report

Loss of views and poses overshadowing to neighbouring properties
See amenity section of report

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

Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they "are of high quality design and take the opportunity to enhance the quality of the area". Policy P3 of the Rochdale Core Strategy states new developments must "enhance the boroughs 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".

Paragraph 5.1 of the SPD sets out guidance for house extensions stating "As well as maintaining the space standards set out in Section 4...they should be designed to be in keeping with the host property and generally be subservient to it". Submitted plans indicate a set down of 0.7m from the existing ridge height therefore subservient to the host dwelling and matching the height and layout of that of the two-storey extension at the rear of the adjoining dwelling. The extension appears to respect the visual form and structure of the host

dwelling and adjoining dwelling to create uniformity across the rear elevation. External materials are sought to match that on the existing.

The proposed plans do not indicate the development would have a negative impact on the surrounding street scene of Augusta Close given the extension is proposed to the rear therefore shielded from public viewpoints. The form, design and scale of the extension is built to not compromise the visual design to the rear of the dwelling.

The overall length of the extension would span the full width of the house and project 2.6m from the existing rear elevation. It is noted a large portion of the rear garden is grassed, to which the extension will not override.

Fenestration and window proportions are sought to match that on the original of white UPVC to ensure uniformity throughout the dwelling.

Bin storage arrangements will not be impacted as a result of development given they are currently being stored to the rear to which the extension will not compromise the maneuverability as the extension will not project out from the side elevation.

Summary

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 Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy

Paragraph 5.9 of the SPD 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 noted, although uniformly designed, the pair of semi-detached dwellings to the east of the application property (nos 49 and 51) are set back in relation to other dwellings along Augusta Close. As a result, the proposed rear extension does not extend beyond the rear elevation of no 49. Additionally, there are no side windows proposed to the east elevation of the extension therefore eliminating any overlooking impact.

It is noted the rear garden of the application property borders the rear garden of 47 Belmont Way. The dwellings are not directly facing each other and there is sufficient separation distance between the two properties to ensure that there is not an unacceptable harm to residential amenity.

Plans indicate the proposed development will match the projection of the two-storey extensions currently sited to the rear of 45 Augusta Close. The development would not pose any amenity concerns to the rear garden of no.45 given the projection is not any further forward than the current extensions.

Proposed plans indicate the development ensures sufficient garden space is remaining to the rear and not compromising side access to the rear.

Plans indicate the alteration to fenestration to propose an additional window to the east elevation and insertion of a door on the ground floor of the existing dwelling. It should be noted the existing fenestration already in place on the east elevation currently pose no privacy concerns to no.49. It can be seen that dwellings along Augusta Close all currently host a ground floor and first floor window on all side elevations which is thought to be part of the original design form of the estate. Floor plans indicate these windows on the first floor overlook the upper hallways and the ground floor windows look into the lower hallways. The proposed plans indicate the first floor additional window will host a WC therefore an obscured glazing condition has been added to the conditions to protect the amenity of both the occupiers and the adjoining dwelling sited to the east.

Plans indicate sufficient light remaining to all rooms of the dwelling following development.

Summary

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2

The number of bedrooms at the property are not proposed to increase post development therefore car parking arrangements on site would remain the same.

Summary

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 Serial No 197401
 - Existing and Proposed Site Plan
 - Sheet 1 Existing Floor Plans and Elevations
 - Sheet 2 Proposed Flood Plans and Elevations

And the development must be carried out in accordance with the 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 saved Rochdale Unitary Development Plan, 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 Policy DM1 and Policy P3 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 bathroom window in the first floor on the side elevation facing east 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 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	09.02.23	Signed: CP
Authorisation	17.02.23	Signed: SS

Report Author Chelsea Petrillo