

Application Number:	22/01542/HOUS
Location:	323 Milnrow Road Rochdale OL16 5BU
Proposal:	Part two, part single-storey rear extension, two storey side extension including hip to gable roof
Applicant:	Mr Faisal Khan
Case Officer:	Hamish Rigg
Recommendation:	Refuse

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)?	no

Location

The application relates to 323 Milnrow Road, a two-storey, semi-detached property in Rochdale. Milnrow Road sits in the north-east suburbs of Rochdale in a residential neighbourhood. The wider street scene comprises a mix of property types and ages including detached, semi-detached and terraced, however they tend to be well spaced out. In general, the street scene is characterised by its openness and array of green infrastructure.

To the east is the adjoining property, 325 Milnrow Road. To the west is a newly built detached property, 323A Milnrow Road, approx. 2.5m from the west elevation of number 325.

Description of Proposal

Permission is sought for a part two, part single-storey rear extension and a two storey side extension, including a hip to gable roof. Red brick and grey, slate roof tiles to match the existing materials are proposed across all elements of the extension.

The two storey side extension is set 1 metre back from the front elevation of the property. The side extension measures approx. 8.8m in depth and 2.2m in width. The

height to eaves measures approx. 5.9m, and the max roof height measures approx. 7.8m. The roof form would be altered from hipped to gable. Two windows would be inserted at ground floor level in the bathroom and 'family room'.

The two-storey rear extension measures 2.4m in depth, from the current rear elevation, and 8.5m in width. The max height measures approx. 7.3m and the height to eaves is 5.4m. At first floor level, 3 windows to the rear elevation are proposed, and a single window at ground floor level. The proposed rear extension consist of a gable roof form.

The single-storey element of the rear extension protrudes from the two-storey rear extension and includes a sloped roof and bi-folding doors. The depth measures approx. 2.7m, and the width approx. 6.8m. The height to eaves measures approx. 3m and the maximum height approx. 3.6m.

Relevant History

21/00053/FUL: application for the erection of a single dwelling with associated garden access following the demolition of an existing garage - Granted subject to conditions

Township/Member comments

none

Consultee responses

Highways And Engineering
Not applicable

Representations

Letters of notification were sent to surrounding properties 06/06/2023

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

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

Considering the aforementioned policy, the proposed design would neither compliment the host dwelling or the surrounding properties and street scene.

The two-storey side extension is designed solely to fit within the limited available space, therefore appearing awkward and disjointed. The side extension's altered roof form is inconsistent with both the adjoining and adjacent properties, thus undermining the symmetrical relationship with the former property. Whilst the side extension is set back from the front elevation, the irregular roof form and cramped appearance would draw attention away from the foremost architectural features of the existing property, such as the bay window, and therefore dominate the principal elevation.

As well as comprising poor design in situ, the proposed side extension would not be sympathetic to its wider context. Milnrow road has a sense of openness due to the space between properties, which allows trees and expansive skies to permeate the landscape. The side extension would leave only a 30cm gap with the adjacent property, 323A Milnrow Road, creating a density which is uncharacteristic of the street scene, and therefore unsympathetic and detrimental.

Regarding the proposed rear extensions, the main design issue relates to scale. As separate entities, the two storey and single storey elements aren't especially problematic. However, when combined, and in conjunction with the side extension, the result is an extension which dominates the host property. However, as the surrounding properties to the rear are not especially close in proximity, any visual harm caused by the scale of the rear extensions is relatively insubstantial.

It is noted that the choice of materials to match the existing, and the layout of the fenestration pose no issues and would constitute acceptable design

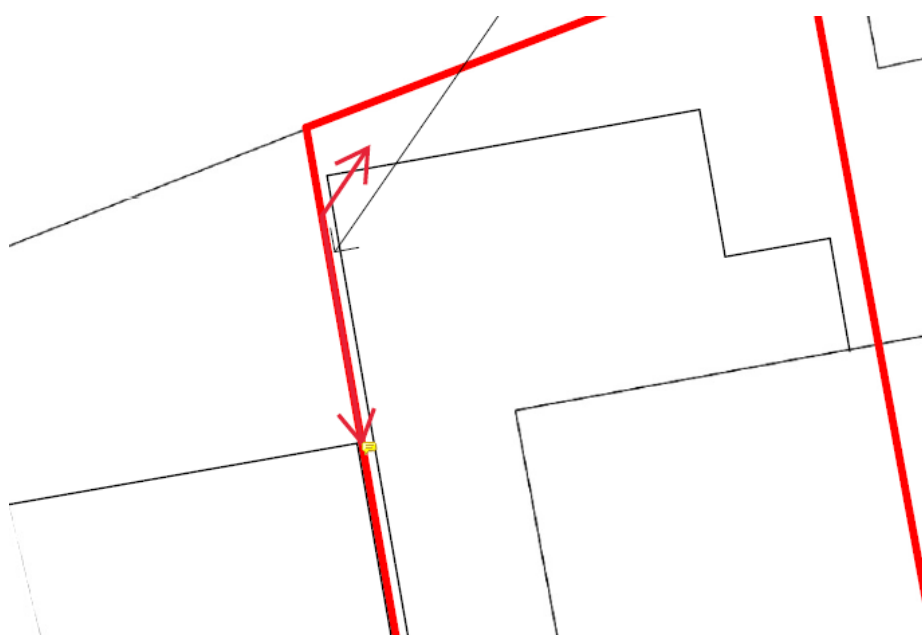
Overall the side and rear extensions appear to be designed to increase the size of the property as much as possible within the space available, rather than in respect of its context. This results in a proposal which is overbearing and incongruous in its relationship with the host property, adjoining property, and wider street scene. The side extension in particular is visually obtrusive and establishes poor design.

The design of the proposal is therefore not acceptable and does not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

In line with paragraph 5.1, the SPD sets out distance guidelines to prevent single storey rear extensions from negatively impact on the amenity of neighboring properties. Paragraphs 5.6 and 5.7 state that a single storey rear extension will comply if it does not project beyond a 45 degree line measures from a point 4m along the common boundary of adjacent detached dwellings. The drawing below indicates that the single storey extension projects beyond the stipulated distance in the SPD as such, is considered to give rise to unacceptable overshadowing and overbearing impacts to the neighbouring dwelling.



In terms of the two-storey rear extension, paragraph 5.8 of the SPD states that they "can have a much greater impact on neighbouring occupiers than single storey extensions, particularly on their enjoyment of their garden area due to the potential

oppressiveness". The SPD sets out that two-storey rear extensions which project beyond a line drawn 2.4m along the common boundary from the rear elevation of the neighbouring dwelling, and within a 30 degree line beyond this point will not be accepted. In this case the two-storey extension complies, and the impact of the two-storey extension alone would not be significant enough to warrant refusal.

Concerns are also had in respect of the impact of the development on existing and future occupiers of the application property. The proposed development includes a ground floor window to a 'family room' which is only 30cm from the adjacent property. Whilst the definition of a 'family room' is inconclusive, for the purposes of this application it is taken to be a 'habitable room' which the SPD defines as "well-established ... spaces within a home where the occupants are likely to spend significant amounts of time." Furthermore, paragraph 4.1 of the SPD states that "new development should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings", with a particular focus on 'habitable rooms' – Section 4.1 also establishes a requirement of 14m separation between habitable room windows and facing two-storey elevations.

Given the room is only served by a single window which would receive very limited light and outlook due to the immediately adjacent neighbouring dwelling, the proposals would fail to ensure an adequate standard of amenity for existing and future occupiers.

The proposal would unduly impact on the amenity of the occupants of the applicant and neighbouring properties, and is therefore not in accordance with policies DM1, the SPD and the NPPF.

Highways: T2 and DM1

The property would retain the maximum standard of two off street parking spaces and would preserve existing access and manoeuvring arrangements and is therefore acceptable in accordance with policies T2 and DM1.

Recommendation

REFUSE for the following reasons:

1. By reason of its siting, design and scale, the proposed two-storey side extension would result in a crowded and clustered form of development which, due to its lack of subservience, would appear akin to a terrace and comprise a visually harmful form of development. The development would entirely erode the space between the application dwelling and neighbouring dwelling and would be harmful to the general character and appearance of the area. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.
2. By reason of its siting, scale and massing, the proposed rear extension would result in undue overbearing and overshadowing impacts on the ground floor rear facing windows of habitable rooms and rear garden area of the adjacent

no.323A Milnrow Road. The application therefore fails to comply with the requirements of Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development Supplementary Planning Document and the National Planning Policy Framework

Procedure 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.

Notes for applicant

For the avoidance of doubt, this application relates to drawings:

Location plan: #00780515-E5123A

Site plan: #00780514-C2994C

Proposed floor/elevations: #00780514-C2994C

Article 35 Statement

	Date	Officer
Report Completed	24/07/2023	Signed: Hamish Rigg
Authorisation		Signed:

Report Author Hamish Rigg