APPLICATION NUMBER: 21/00067/HOUS

Application Number:	21/00067/HOUS
Location:	16 Twinegate Rochdale OL12 6DW
Proposal:	Two storey side and single storey rear extension
Applicant:	Mr Jomon Varghese
Case Officer:	Majid Mir
Recommendation:	**Grant/Grant subject to conditions/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 16 Twinegate, a two storey semi-detached property located in a cul-de-sac in Rochdale. No. 16 faces south towards the highway and to the rear is Ropefield Way. No. 16 is adjoined to no. 18 Twinegate to the west and to the east no. 16 shares a boundary with no. 14 Twinegate.

Description of Proposal

The application proposes a two storey side extension and a single storey rear extension. The proposed side extension will not add any additional rooms but instead it will see the living room and dining room on the ground floor and the bedrooms on the first floor, increase in size. The single storey rear extension will see an enlarged kitchen/dining room and bedroom with ensuite added.

Relevant History

None Applicable.

Township/Member comments

None Applicable.

Consultee responses

None Applicable.

Representations

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

- Looking at the proposed two storey side extension, the use of quoins to the front of the proposed side extension would help for the proposed side extension to create a link with the host property.
- The fenestration is of a similar size to the host property and generally lines up. It is therefore considered acceptable.
- The host property has a stepped design with the addition of the proposed side extension continuing the stepped design. The proposed side extension would be approximately 2.2m and 0.6m from the front elevations of the host property.
- The ridge height of the proposed side extension would be the same as the host property. Though this would not help to create a sense of subservience to the host property, it is noted that the proposed side extension would be set back and the width of the proposed side extension would only be approximately 26% the width of the host property. Taking in to consideration the siting, design and use of materials of the proposed side extension, it is considered that it would be a subservient addition that would be in keeping with the host property.
- The proposed extension would leave a gap of approximately 0.8m between it and the shared boundary with no. 14. The gap would allow for the bins to be continued to be stored to the rear and out of sight form the street scene.

- The proposed side extension would be set approximately 2.2m further back than the front elevation of no. 14. Overall, taking in to consideration the siting, design and the 0.8m gap between the side elevation of the proposed extension and the shared boundary with no. 14, it is considered sufficient to prevent a 'terracing affect' from occurring.
- In regards to the single storey rear extension, the proposed extension would have a mono pitch lean to roof and will use materials to match the host property. The fenestration is considered to be acceptable. Overall, the proposed single storey rear extension is considered to be a subservient addition that would be in keeping with the host property.
- On balance, 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

- The proposal includes a window to the side elevation of the proposed side extension. The window would face towards no. 14 Twinegate. The window would service the dining room. However, it is noted that the applicant proposes an open plan kitchen/dining room. The room will also receive light via the window to the rear elevation of the proposed extension and a roof window on the roof of the proposed single storey rear extension. It is noted that no. 14 does not have any windows on the side elevation. Additionally, the boundary treatment would screen the property, however the boundary treatment is not a permanent structure. Overall, it is considered acceptable.
- As noted above, no. 14 does not have any windows on the side elevation facing towards no. 16. It is therefore considered that the proposed side extension would not unduly impact on the amenity of no. 14.
- The proposed side extension would extend the existing bedrooms on the first floor. Two additional windows would be added at first floor level; one window for the bedroom to the front and one window for the bedroom to the rear. The front elevation of the proposed side extension would be set further back than the existing elevations and the elevation to the rear would not project any further than the existing rear elevation of the host property. The addition of the windows would not increase the amenity impact on the properties opposite to the proposed side extension.
- The proposed single storey rear extension would meet the standards set out in the SPD and therefore it is considered that proposed single storey extension would not unduly impact on the amenity of the neighbouring properties.
- The property would retain sufficient outdoor amenity space.
- All habitable rooms in the property would retain access to appropriate levels of light and outlook.
- On balance, 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.

Highways and Parking: DM1 and T2, Appendix 5

- The proposal will not have an impact on the supply of off-street parking available at the property and therefore the property will retain the two existing off-street parking spaces available.

- 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
   Existing site plan, existing floor plans and existing elevations. Drawing no: 1697/1
   Proposed site plan and proposed floor plans. Drawing no: 1697/2
   Proposed elevations. Drawing no: 1697/3

   and the development shall be carried out in complete 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 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 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	02/03/21	Signed: MM
Authorisation	03/03/21	Signed: EH

Report Author Majid Mir