

Application Number:	23/00469/HOUS
Location:	10 Moor Hill Rochdale OL11 5YB
Proposal:	Part two storey part single storey rear extension following demolition of existing conservatory and alteration to fenestration on rear elevation
Applicant:	Mr Shahid Shaffi
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

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?	Yes

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

10 Moor Hill is a two-storey semi-detached dwelling located in the Norden ward of Rochdale and in a residential area. The house has an existing two-storey side extension positioned towards the rear elevation.

The dwelling adjoins to 8 Moor Hill and sits adjacent to 12 Moor Hill, to which the ground level would be 1.2m higher than that at the application property. The property benefits from generous garden space, an attached garage and vegetation to the rear portion of boundary which is thought to provide sufficient shielding between the application property and the property at the rear, 22 Bagslate Moor Road.

Description of Proposal

Permission is sought for a part single/part two-storey rear extension following demolition of the existing conservatory. The part-single element of the proposal would host a lean-to roof and project 3.3m from the existing rear elevation. The part two-storey element would project 3.7m from the existing rear elevation at both ground and first floor level and would feature a hipped roof. The extension will cover the full width of the original rear elevation.

There will also be slight alteration to the existing two-storey side protruding element with the upper floor rear window hosting the bathroom to be reduced slightly in size to accommodate the new development.

The dwelling previously obtained planning permission for a two-storey side extension and alteration to the existing pitched roof however, the works to date have not been implemented.

Relevant History

22/01163/HOUS

TWO STOREY SIDE EXTENSION AND ALTERATION TO EXISTING PITCHED ROOF, FOLOWING DEMOLITION OF EXISTING GARAGE

Granted 14.12.2022

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

It would appear that the existing dwelling has adequate external parking provision which would remain unaffected by the proposed extension.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Highways raise no objection to this application and request no specific planning conditions

Representations

Letters of notification were sent to surrounding neighbours. One letter of representation was received.

Objection Letter

- ❑ Loss of light and outlook to neighbouring first floor windows

Officer Response *See 'Amenity' section of report*

- ❑ Potential damage to existing foundations on host and neighbouring properties

Officer Response *The development is not considered to impact the neighbouring foundation*

- ❑ Potential damage to sewage system running underneath application property

Officer Response *Not a material planning consideration*

- ❑ Lack of clarity of plans

Officer Response *All plans are drawn to scale and can be interpreted to understand extent of the proposed works*

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 Adopted Core Strategy requires all new development to be “of high quality design and take the opportunity to enhance the quality of the area”.

The overall design of the development is considered to follow good design principles and the built form of existing extensions on surrounding builds, most notably the adjoining house, 8 Moor Hill, where it is considered this proposal may have drawn inspiration.

As proposed, the two connecting houses would both host a two-storey extension towards the outer portion of the rear elevation and a single storey extension constructed close to the common boundary. Granted the adjoining extension has been constructed with flat roof styles, the roof forms of the proposed extension at the application property are considered to better respect the original style of the host dwelling which currently features a hipped roof style. The roof ridge of the two-storey extension would be set down approx. 1.4m from the existing roof ridge therefore subservient. The development would have minimal impact on the visual amenity of the overall street scene by virtue of the existing two-storey side protruding element shielding the development from public vantage points which the extension is not proposed to extend beyond.

Whilst it is noted the development would alter the design of the existing dwelling in terms of visual appearance at the rear, the extensions and alterations are considered to respect the existing proportions of all fenestration to remain in keeping with that on the host dwelling. Similarly with that of the proposed external materials, constructed from red brick and matching UPVC fenestration and roof tiles, the materiality of the development would be visually sympathetic to that on the host dwelling.

Post development, the dwelling would retain sufficient garden space for the enjoyment of the occupiers.

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 Council's adopted Core Strategy which sets out that proposals should not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

Overbearing and Overshadowing

By virtue of being sited approx 2.4m away from the common boundary shared with no.8 and approx. 2.7m away from the common boundary shared with no.12, the two-storey rear extension would adhere to paragraph 5.9 of the SPD which requires two-storey rear extensions to not project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation or adjacent or adjoining properties.

Aforementioned above, no.8 currently hosts a rear extension (approx 2.7m projection) therefore this would leave scope for any development at no.10 to extend 3m beyond this rear elevation. It is considered that any impact to the adjacent bungalow to the north, no.12 would be lessened by virtue of it being sited approx 1.7m from the common boundary. Nonetheless, the two-storey rear extension would also adhere to the above principle when measured along the common boundary shared with no.12.

It should be noted the dwelling currently hosts a rear conservatory, approx. 3.6m projection which is considered to be marginally larger than the proposed 3.3m single storey rear extension. Paragraph 5.6 of the SPD sets out maximum standards for single storey extensions:

- ② *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- ② *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)*

When measured from the rear most elevation at no.8, the proposal would comply with the above principle given it would only extend 1m past the rear elevation. Similarly with the adjacent dwelling, no.12, the proposal would comply on the basis the single storey extension will not surpass the 4m point and be shielded such a distance away from the common boundary it would be shielded by the two storey extension therefore the impact is considered to be minimal.

The impact of the works is considered to be limited to the two bordering neighbours at the rear, 12a Moor Hill and 22 Bagslate Moor Road given the sufficient separation distances between the properties (approx. 15m).

Loss of Light/Outlook

Section 4 Space Standards requires "14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room".

The two-storey rear extension at the adjoining house at no 8 hosts a side-facing window which would face directly onto the proposed rear extension, with a separation distance below that noted above. Whilst this window may serve a bedroom or other habitable room, there is also a window on the rear elevation which appears likely to serve the same room, given the modest size and external configuration of the windows. The rear facing window would be unaffected by the proposal. As such, it is considered that the resulting loss of light and visual intrusion to the room that the effected window serves, would be acceptable.

The occupant of no 8 was contacted prior to determination to attempt to clarify the internal configuration of the first floor rear extension, but no response has been received at time of report completion.

The existing first floor doors at no.8 are not considered to suffer an unacceptable loss of light and outlook impact post development given the two-storey extension would be sited approx. 3m from the doors. Furthermore, the rear of these dwellings face south-east therefore considered to retain maximum light throughout the day.

Occupier Amenity

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

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 proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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. The permission relates to the following plans:
 - 2310/SS/03 Site Layout / Location Plan
 - 2310/SS/02 Proposals
 - 2310/SS/04 Proposed Front Elevation to Property

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	15.06.2023	Signed: CPetrillo
Authorisation	28.06.2023	Signed: TH

Report Author Chelsea Petrillo