APPLICATION NUMBER: 19/00575/HOUS

Application Number:	19/00575/HOUS
Location:	6 Oulder Hill Drive Rochdale OL11 5LB
Proposal:	Single storey side extension following demolition of existing single-storey attached garage - Resubmission of 19/00150/HOUS
Applicant:	Mr G Smith
Case Officer:	John Van Eker
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**

Location

The application relates to a semi-detached property located in the Bamford area of Rochdale. The property is located on a corner location fronting Oulder Hill Drive with Taunton Avenue to the side of the property sharing the southern side boundary with the site. The rear boundary of the property is shared with no.1 Taunton Avenue to the east and to the north is the adjoining property, no.8 Oulder Hill Drive.

Description of Proposal

The application seeks permission for a proposed single storey side extension to be sited in place of the existing side attached garage. The proposed extension will provide space for a new attached garage to the front and separate sitting room to the rear. The extension will project 3.5m from the side elevation of the property with an overall length of approximately 9.5m.

The proposed extension will feature a lean to monopitched roof running from the front and along the side of the original property over the proposed extension.

The application is a resubmission following a recent approval for a similar scheme. Compared to the previously approved design, this application includes the removal of a hipped feature to the rear of the extension with a single pitch lean-to roof running the entire width of the proposed extension.

Relevant History

19/00150/HOUS
Proposed single storey side extension following demolition of existing single-storey attached garage
Approved with conditions 02/04/2019

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to surrounding neighbours and no letters of representation have been received in association with this application.

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The proposed roof design is considered to be acceptable and in keeping with the application property. The use of a lean to roof across the entire length of the proposed extension is considered to be acceptable and an appropriate addition to the application property at this location.

- In addition to the above, the proposal will remain sited away from the highway by approximately 3.1m, maintaining a strip of garden space between the side boundary and the side elevation of the extension. As the extension will be set away from the side boundary the proposal is considered to have an acceptable impact on the streetscene despite the prominent corner location, and will not significantly encroach beyond the building line established by the existing garage.
- Given that the proposal is in place of a non-original flat roofed garage, the proposed extension is considered to be an acceptable addition to the application property and wider streetscene over the existing development which will be replaced.
- 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

- Given the siting of the proposed extension, in place of an existing garage and away from neighbouring property, the proposal is not considered to impact on neighbour amenity over the existing arrangement.
- The proposed fenestration to the rear of the proposed extension is not considered to impact on neighbour amenity over the existing arrangement and the proposed skylight to the side of the pitched roof will face away from neighbouring occupiers and is also not considered to impact on neighbour amenity.
- 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.

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:

   - Elevations as proposed Drawing no. 02195426/01 (A)
   - Plans and sections as proposed Drawing no. 02195426/02 (B)
   - Elevations as proposed Drawing no. 02195426/03 (B)

   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 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	14/06/2019	Signed: JVE
Authorisation	15/07/2019	Signed: AT

Report Author John Van Eker