APPLICATION NUMBER: 20/01272/HOUS

Application Number:	20/01272/HOUS
Location:	23 Porritt Close Rochdale OL11 5HQ
Proposal:	Single Storey Side Extension and creation of additional off street parking space
Applicant:	Mr & Mrs T Matthew
Case Officer:	Majid Mir
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 23 Porritt Close, a two storey semi-detached property, located with a cul-de-suc in Rochdale. No. 23 faces west towards Porritt Close. To the north the property it shares a boundary with no. 21 Porritt Close and to the south, no.23 is adjoined to no. 25.

Description of Proposal

The proposal seeks permission for a single storey side extension. The proposed extension will house a utility room to the front and a shower room to its rear. The application also proposes to create an additional parking space to the front of the property.

Relevant History

11/D54474 - Erection of Side And Rear Extension To Dwelling. Refusal.

> *The proposed rear extension would project 4m from the rear elevation of the dwelling and would be set along the boundary shared with the adjoining neighbour at number 25 Porritt Close. The Council's relevant guidance contained in the Unitary Development Plan Supplementary Planning Guidance Note – "Guidelines and Standards for Residential Development" requires such extensions to project no more than 3m rearwards at ground*

floor level in order to protect the amenities of neighbouring dwellings. The proposed extension would therefore project 1m further than the Council's standards allow and it is considered that such a large extension would have a seriously detrimental impact on the aspect and outlook enjoyed from the rear of the neighbouring property. The proposed development would therefore be contrary to Unitary Development Plan Policy H/11 (Residential Extensions), and also the Unitary Development Plan Supplementary Planning Guidance Note - Guidelines and Standards for Residential Development.

11/D54690 - Single Storey Side And Rear Extension (Resubmission Of D54474) – Grant subject to conditions.

11/D55023 - Single Storey Rear Extension To Dwelling - Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Highways And Engineering
We have no objection to the proposed plans for the extension.

Can you please however confirm that the Driveway will be constructed of a bound surface material? Loose material will damage the highway surface and create a skid hazard.

We would insist on the driveway surface being of bound material.

Representations

Letters of notification were sent to all surrounding neighbours and one response was received. The respondent objected to the proposed application. The reason is summarised below:

- Concerns that it will affect the light entering property.
  Officer response: Discussed in amenity section of the report.

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

The materials used for the construction of the driveway have been changed on the advice of the highways department. The applicant originally proposed to use loose material for the driveway. The applicant has amended the plan so that a porous asphalt system will be used for the driveway.

Assessment

Design: DM1 and P3

- The proposed single storey extension is a simple design and will use materials that match the existing property. The proposed extension would be approximately 1.9m wide whereas the host property is approximately 4.6m wide. Additionally, the applicants propose to reuse the existing door to the side elevation for the front facing door of the proposed extension. It is considered that the proposed extension would be subservient to the host property and would be in keeping with the host property.
- The proposed extension will be set back from the front elevation of the host property by approximately 2.3m, and the width of the proposed extension would be less than half the width of the host property. It is considered that the proposed extension would not unduly impact on the appearance or character of the host dwelling or street scene.
- The proposed extension would retain a path that is approximately 0.65m wide along the side of the property. The path would allow for bins to be stored to the rear and out of sight from the highway.
- 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 neighbouring property of no.21 has a window on the ground floor side elevation facing towards no. 23. The window was originally a door which has been replaced by a window. The window services the kitchen and is not the principal window for the kitchen. The distance between the side elevations of no. 21 and no. 23 is approximately 5.3m, which will be reduced to approximately 3.4m by the proposed side extension. The proposed extension will have an impact on the light to the window, however, as noted above it is not the principal window for the kitchen and the addition of the proposed extension will not unduly overshadow or restrict the light to the room in comparison to the existing arrangement.
- The proposed side extension will have a window on the side elevation facing towards no. 21 Porritt Close. The window will service a shower room. As noted above there is a window on the ground floor side elevation of no.21 which services the kitchen. To prevent impact on the privacy of no.21, it is considered appropriate to add a condition requiring the window to have obscured glazing and restricted opening.
- The proposal will see a loss of space to the side of the property, however this is space used for the driveway. Therefore, the proposed extension will not have an impact on the amount of garden space available and sufficient garden space would be retained.

- All habitable rooms in the property retain access to appropriate levels of light and outlook.
- 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 highways department has stated that they have no objection to the proposed extension, however, they have requested a bound material is used for the driveway. The use of loose material will damage the highway surface and create a skid hazard. The applicants have amended the plans and will now use a porous asphalt system.
- Though the proposed extension would see the loss of parking space to the side of the host property, an additional parking space will be created to the front. Therefore a total of two off-street parking spaces will be 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 and roof plan. Drawing number: 1737/2
   - Existing elevations and floor plan. Drawing number: 1737/1
   - Proposed site and roof plan. Drawing number: 1737/4A
   - Proposed elevations, floor plan and section. Drawing number: 1737/3
   - Indicative driveway details

   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. 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 window on the ground floor side elevation facing 21 Porritt Close shall be fitted with a textured glass with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent) and is either a top opening fanlight or a restricted opening casement, 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.

4. 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	11/12/20	Signed: MM
Authorisation	14/12/20	Signed: EH

Report Author Majid Mir