

Application Number:	23/00973/HOUS
Location:	6 Broadlea Grove Rochdale OL12 6XZ
Proposal:	Single-storey rear extension
Applicant:	Mo Tayab
Case Officer:	Hamish Rigg
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 6 Broadlea Grove in Shawclough, Rochdale. It is a detached, two-storey property in a modern housing estate comprising houses of a similar design and material palette. The estate lies adjacent to a large woodland area lining the River Spodden to the west, and a derelict industrial warehouse site to the south.

The property is flanked by 4 and 8 Broadlea Grove to the north and south respectively. The rear boundary of the curtilage borders the aforementioned woodland, whilst the front elevation overlooks a front driveway and the public highway.

Description of Proposal

Permission is sought for a single-storey rear extension, including a single obscure-glaze window and a mono-pitch roof. The plans propose the use of red brick, grey slate tiles, and UPVC windows to match the external materials of the host dwelling.

The extension measures approx. 1.7m in width, 2.3m in depth, 2.4m in height to eaves and 3.5m in maximum height.

The existing waste pipe on the rear elevation will be directed to go through the ceiling void.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 22/09/2023; no objections were received.

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 DM3 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.

The proposal follows a uniform and appropriate design, which is both complimentary and subservient towards the host property. The scale of the extension is not overbearing nor does it appear irregular in its context. The sloped roof form and fenestration are well considered and alongside the matching material palette, contribute to a well-designed and high-quality finish. As such the proposal is both sympathetic and positive in its relationship with the original dwelling and wider setting.

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 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 view of the above policy, the proposed extension is not considered to threaten the amenity of neighbours or occupants by virtue of its small scale and hidden location. It will not create any harmful overshadowing nor impact on the neighbour's privacy.

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

As the development is to the rear of the property, there will be no impact on highways or parking arrangements, thus it is 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:

- Proposed plans and elevations: BLG_DWD_00_DR_A_3001
- Existing and proposed site plans: BLG_DWD_00_DR_A_1002
- Existing elevations and floor plan: BLG_DWD_00_DR_A_3000

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 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	09/10/2023	Signed: Hamish Rigg
Authorisation	25/10/2023	Signed: Ryan Killeen

Report Author Hamish Rigg