

Application Number:	23/01139/HOUS
Location:	25A Buckley Hill Lane, Milnrow, Rochdale, OL16 4BT
Proposal:	Single-storey side extension and alteration to fenestration to existing rear elevation (retrospective)
Applicant:	Iain Robertson
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Relevant History

91/D26460 - Residential Development-Two Detached Dwellings. - Grant subject to conditions

92/D28275 - Residential Development Two Detached Dwellings - Grant subject to conditions

98/D35101 - Erection Of 2 Detached Dwellings - Grant subject to conditions

23/00844/CPL - Certificate of lawfulness for a proposed single storey side extension and alterations to ground floor rear fenestration – Refuse

Officer's Comment:

- ❑ The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposal would constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 and therefore, without the prior written approval of the Local Planning Authority, would comprise a breach of Condition 8 of planning permission 98/D35101 and thus would not be lawful.

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:

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

N/A

Summary of comments from neighbours, consultees and Planning Panel

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Highways and Engineering

The proposed extension is into an area that cannot provide parking provision because of its dimensions, therefore it would appear that there would no impact on parking provision for the extended dwelling.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

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

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

Network Rail

With reference to the protection of the railway, Network Rail has no objection in principle to the proposal, but would request compliance with a set of requirements given the proposal is within 10m of the railway boundary.

Tree Officer

No comments received at the time of writing.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

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.

Trees: G6

The host curtilage comprises two trees sited within close proximity to the proposed development which have been retained following the construction of the side extension. No comments were received from the Tree Officer and in the absence of a Tree Survey, it is not possible to assess the impact of the proposal on the trees. Notwithstanding, the trees are sited to the rear of the dwelling and thus are not considered to make a substantial contribution to the visual amenity of the surrounding street scene. In the event that the trees are removed at a later stage, the visual impact to the established verdant character of the area would not be significant to an undue degree.

The proposal is therefore acceptable, in accordance with Policy G6 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposed side extension occupies an access to the side of the host dwelling which does not meet minimum dimensions for car parking spaces. Given this, the proposal would not impact on the existing parking arrangements.

With regard to Condition 8 of the original planning permission for the host property (ref: 98/D35101), in granting planning permission to this current application, the Council is satisfied that sufficient parking provision can be accommodated under the proposed plans.

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Grant subject to the following conditions

1. This permission relates to the following plans:
 - Location Plan – received 07/11/2023
 - Existing and Proposed Site Plan – Drawing No. 23.3190.2A dated 07/2023
 - Existing Ground Floor Plan and Elevations – Drawing No. 23.3190.1A dated 07/2023
 - Ground Floor Plan and Elevations As Built – Drawing No. 23.3190.10 dated 10/2023
 - Proposed Ground Floor Plan and Elevations – Drawing No. 23.3190.SC1A dated 07/2023
 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.

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	13/12/2023	Signed: SY
Authorisation	14/12/2023	Signed: RK

