APPLICATION NUMBER: 21/00011/HOUS

Application Number:	21/00011/HOUS
Location:	14 Berkeley Drive Rochdale OL16 4UF
Proposal:	Single storey infill extension to side (below existing first floor extension) and single storey rear extension, following demolition of detached garage
Applicant:	Mr Kalim Mukhtar
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?	**N**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to 14 Berkeley Drive, a two storey semi-detached property located in a cul-de-sac in Rochdale. No. 14 faces east towards the highway and to the rear no. 14 shares a boundary with no. 11 and no. 13 Ryeland Close. No. 14 is adjoined to no. 16 to the south and shares a boundary with no. 12 to the north.

Description of Proposal

The application proposes to infill below the existing first floor side extension. The existing first floor side extension sits flush with the front elevation of the host property and the side elevation is close to the shared boundary with no. 12. The infill will see the voids between the three columns bricked up with bricks to match the existing property. To the front there will be a store room with access from the front. To the rear a single storey rear extension is proposed. The proposed single storey extension will adjoin on to the infill and will be directly behind it. The proposed single storey rear extension will project out by 3m from the rear elevation of the host property and will have a dual pitch hipped roof.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

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

None Applicable

Assessment

Design: DM1 and P3

- The proposed first floor side extension has a flat roof which is of poor design and normally would not be acceptable, however, the application seeks permission for the infill under the first floor extension.
- The proposed infill will use materials that match the existing and would be in keeping with the rest of the property. Overall the design of the proposed infill is considered acceptable.
- A store room to the front will be created which will have external access. It is therefore anticipated bins will be stored within this area and out of view from the street scene.
- The proposed infill will see a two storey side extension created which would be flush with front elevation of the host property and would be close to the shared boundary with no. 12. This would lead to a potential risk of a 'terracing

affect' from occurring and therefore would not meet the requirements set out in the SPD. However considering that the first floor side extension has already been constructed and it would not be realistically possible to construct an infill that would meet the requirements set out in the SPD, it is considered on this occasion and on this location, an exception to the requirements for two storey side extensions should be made.

- The use of the dual pitched roof for the proposed single storey rear extension with the added mono pitch roof of the existing single storey rear extension, will lead to a slightly cluttered design which would not be of a high design quality. However, the proposed single storey rear extension would be wholly to the rear and would be screened from view by the proposed infill.
- Considering the size, design and the use of materials that match the existing property, it is considered that the proposed single storey rear extension would be a subservient addition.
- On balance, 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 proposed single storey extension will be close to the shared boundary with no. 12, however the proposed single storey extension will only project out by 3m when measured from the rear elevation. Additionally, it is noted that no. 12 is set approximately 3m away from the shared boundary and that the existing detached garage would screen a proportion of the proposed single storey rear extension. It is therefore considered that the proposed single storey extension would not unduly impact on the amenity of no. 12.
- To the side elevation of no. 12 there are two windows and a door. The windows are a not principal windows and nor are they windows that service habitable rooms. It is therefore considered that the proposed infill would not unduly impact on the amenity of no. 12.
- The property would retain sufficient outdoor amenity space.
- All habitable rooms in the property would 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 property will retain two off-street parking spaces.
- 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 plan, existing ground floor plans and existing elevations. Drawing no: 1692/1
Proposed site plan and proposed ground floor plan. Drawing no: 1692/2
Proposed elevations. Drawing no: 1692/3

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. 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	02/03/21	Signed: MM
Authorisation	03/03/21	Signed: MM

Report Author Majid Mir