

Application Number:	22/01295/HOUS
Location:	12 Moor Hill Rochdale OL11 5YB
Proposal:	Single-storey rear extension, insertion of patio door at rear elevation, alteration to fenestration and render to all elevations, removal of existing roof tiles and replacement with slates, following removal of chimney
Applicant:	Mr Stephen Partington MBENG
Case Officer:	Aimee Bovaird
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

This proposal is located at no 12 Moor Hill. This property is a detached bungalow in a residential area within the defined urban area. The street scene of the area is predominately two storey dwellings with large additions. The property faces west onto the highway. The property benefits from an attached garage on the south elevation and a conservatory on the north elevation. Directly to the rear (east) of the house / garden is a detached dwelling no. 12A Moor Hill which is accessed via a private lane running adjacent to the application site. The host dwelling is separated from this dwelling by a fence and dense hedge.

Description of Proposal

The proposal is a single-storey rear extension with a pitched roof, insertion of patio door on the rear elevation, alteration to fenestration (replacement of doors and windows with dark grey upvc or aluminium) and render to all elevations. It also involves the removal of the existing roof tiles and replacement with slates, following the removal of the chimney. The single storey rear extension will project 2.4m from the host dwelling, with a width of 4.2m and a pitched roof that sits lower than the ridge of the main roof. It will be used as sitting area / lounge. The host dwelling is currently part render and part brick.

Relevant History

No relevant history.

Township/Member comments

Not relevant

Consultee responses

No consultations were required.

Representations

Letters of notification were sent to all surrounding properties and there were no responses.

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 DM1 and P3 of the Council's adopted Core Strategy require all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) states that the Government attaches importance to the design of the built environment.

- ☐ The SPD sets out in paragraph 5.1 that extensions should be designed to be in keeping with the host property and generally subservient to it. The rear extension is considered subservient as it is single storey and the ridge height will be lower than the existing ridge height.
- ☐ All the proposed elevations are to be rendered. This is considered acceptable design within this street scene and will not have an unacceptable impact on the overall design of the host dwelling. It is noted that there are rendered properties within the street scene. The proposed roof tiles are considered acceptable as they will complement the overall design of the property and characteristics of the street scene.
- ☐ The chimney is being removed and this is considered acceptable, it will not detract from the overall design or character of the house.
- ☐ 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

- ☐ Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals should not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.
- ☐ The rear extension is small in size and will not result in loss of privacy or overshadowing for any neighbouring dwellings. Although 12A Moor Lane sits behind the host dwelling, and the rear extension will be located close to the boundary, the boundary treatments between the two are sufficient to protect privacy. The neighbour was notified and no response was received.
- ☐ The insertion of a new patio door will not affect amenity of any neighbouring dwellings.
- ☐ The SPD sets out in paragraph 5.4, 'it is important that sufficient garden space is retained for purposes of sitting out, drying clothes and for children to play. An amount of garden area should be retained to meet the reasonable needs of existing and future occupiers.' This proposed development will leave sufficient garden space left for existing and future occupiers.
- ☐ 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 existing parking arrangements are unaffected by the proposed development, and the proposed extensions do not include bedrooms. Therefore the development is 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.) The permission relates to the following plans:
 Location Plan
 Existing Site Plan – SL1
 Existing Elevations and Floor Plans – Plan 1

Proposed Block Plan
Proposed Floor Plans – Plan 3
Proposed Elevations – Plan 2

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.

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	24/11/22	Signed: ABovaird
Authorisation	07/12/22	Signed:L.Ashworth

Report Author Aimee Bovaird