

Application Number:	23/00818/HOUS
Location:	87 Mizzy Road, Rochdale, OL12 6HL
Proposal:	Single storey side extension, front porch extension and insertion of window to front elevation
Applicant:	Mr Razzaq Mohammed
Case Officer:	Sam Yuen
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 no. 87 Mizzy Road, a two-storey detached dwelling located in Healey. The dwelling is adjacent to no. 89 Mizzy Road to the east, adjacent to no. 85 Mizzy Road to the west, and faces the highway to the south. The rear boundary of the curtilage borders the front curtilage of The Oaks, Ashmount Drive to the north. To the front of the property lies Cronkeyshaw Common, an open green space.

Description of Proposal

Planning permission is sought for a single-storey side extension which projects 1.68m from the side elevation of the dwelling to accommodate a garage conversion to additional living room space. This is accompanied by a front porch extension which projects 2.14m from the front elevation of the dwelling, flush with the existing front projection. The proposed extensions would join the existing front and rear projections to form a wraparound extension. The extension is characterised by a hipped roof form and has a maximum ridge height of 3.25m and a height to eaves of 2.61m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

79/D08224 - Rear Extension To Dining Room And Kitchen - Grant

Township/Member comments

N/A

Consultee responses

The Tree Officer was consulted as the Council's records indicate a tree under Tree Preservation Order in the rear curtilage of the host property. No comments have been received at the time of writing. However, upon site inspection, it was noted no tree currently sits within the property curtilage. Given this, and considering the confirmation of the Order in 1973, it is likely the protected tree was removed prior to the construction of the host dwelling. On this basis, the Council is satisfied the proposal would not result in any harm to nearby trees.

Representations

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

Amendments

Amendments were made to alter the roof form of the proposed extension from a mono-pitched roof to a hipped roof, and to extend the proposed extension up to the rear elevation of the host dwelling.

Assessment

Design: DM1 and P3

- ❑ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ❑ The proposed wraparound extension is of a single-storey form which would be subservient to the host dwelling. The use of a hipped roof form would match the existing extension of adjacent no. 89 and would appear in keeping with the host dwelling.
- ❑ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ❑ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ❑ The proposed side extension would remove the side access for refuse bins to be stored away from public view. However, it is noted that by virtue of an extant shed to the side of the dwelling, refuse bins are already stored to the front of the property. Notwithstanding the potential harm of refuse bins to the appearance of the street scene, the proposed arrangements would not differ from the existing and thus, it is considered a refusal on this ground cannot be reasonably substantiated.
- ❑ 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

- ☐ In particular, Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
 - ☐ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ The proposed extension does not project beyond the existing front projection and 1.34m rear projection. As such, it is considered the proposal would not result in significant amenity impacts to neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the provision of parking spaces for the host property. 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. The permission relates to the following plans:

- ☐ Location Plan – received 26/07/2023
- ☐ Existing Site Plan – received 26/07/2023
- ☐ Proposed Site Plan – received 21/11/2023
- ☐ Existing Floor Plans, Elevations and Roof Plan – Drawing No. A101.C received 21/11/2023
- ☐ Proposed Floor Plans, Elevations and Roof Plan – Drawing No. A102.D received 21/11/2023

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 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 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	30/11/2023	Signed: SY
Authorisation	30/11/2023	Signed: RK

Report Author Sam Yuen