

APPLICATION NUMBER: 24/00537/HOUS

Application Number:	24/00537/HOUS
Location:	3 Gorton Street, Heywood, OL10 4EA
Proposal:	Single storey rear extension.
Applicant:	Mr Majid Hussain
Case Officer:	Bob Melling
DETERMINATION DATE 14.08.2024	EXT OF TIME
RECOMMENDATION:	Refuse

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 no. 3 Gorton Street, a two-storey, terraced dwelling located in Heywood. The application property is located on a corner plot at the junction of Gorton Street and Adelaide Street East. It faces east onto Gorton Street and is adjoined to no. 169 Adelaide Street East to the west. The private outdoor amenity space is located to the north of the host dwelling and borders a gated alleyway.

Description of Proposal

Permission is sought for a single-storey rear extension that would project 3.46m from the existing rear elevation and have a width of 2.86m. It would be characterised by a hipped roof with a maximum height of 4m and a height to eaves of 2.75m. The extension would be constructed in materials to match existing.

The proposal would also see the roof of the existing dining room amended from a lean-to roof to a hipped roof to match the proposed extension.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

N/A

Assessment

Design: DM1 and P3

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 acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

Paragraph 135 of the NPPF states planning decisions should *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”*

CS Policy DM1 requires development proposals to ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”* PfE Policy JP-P1 also requires new development to offer a high level of amenity and address microclimate issues such as sunlight and shade (inter alia). The ‘Guidelines and Standards for Residential Development’ SPD has been produced to assess the matters relevant to residential amenity. As CS Policy DM1, PfE Policy JP-P1 and the SPD are concerned with high standards of residential amenity in all developments, they are relevant to considerations of this application.

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.”* In particular, Section 5.6 of the SPD states the following maximum standard for single storey extensions:

- o *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*

Section 5.3 of the SPD acknowledges that there may be cases where extensions which exceed the guidance may be acceptable and that each application is to be determined on its own merits.

It is important to note that the existing relationship between the application property and no. 169 Adelaide Street East already exceeds the projection limits outlined in the SPD. However, the existing single-storey outrigger sited against the common boundary with no. 169 Adelaide Street East has a maximum height of 2.96m and a

height to eaves of 2.11m, whilst the proposed development has a maximum height of 4m and a height to eaves of 2.75m, which is considerably taller.

Whilst the roof of the extension would be hipped away from the common boundary with no. 169 and there is a shed located within the rear garden of no. 169 which provides some mitigation, the proposal would result in a built form which extends the entire length of the shared boundary. Whilst any additional loss of natural light would be limited owing to the existing relationship, it is considered that the proposal would have an unacceptable overbearing impact on the rear windows and private garden of no. 169 Adelaide Street East.

Section 5.4 of the SPD explains that *“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. An extension that does not leave sufficient private garden space is unlikely to be acceptable.”*

The proposed extension would see the existing outdoor amenity space of the application property reduced by around 50%. The resultant space would measure approximately 8.9m², which would be noticeably smaller than the private gardens of neighbouring properties, particularly when the storage of bins is accounted for. Therefore, it is considered that the resultant private outdoor space for a dwelling of this size would be insufficient for the purposes outlined in the SPD and would not meet the reasonable needs of existing and future occupiers.

In light of the above, the proposal would unduly impact on the amenity of the occupants of no. 169 Adelaide Street East and would result in an insufficient amount of useable private outdoor amenity space to the detriment of existing and future occupiers of the application property. Therefore, the proposal would fail to accord with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of its siting and scale, the proposed development would result in an unacceptable overbearing impact to the rear windows and rear garden of no. 169 Adelaide Street East. Additionally, the proposal would result in an insufficient amount of useable private outdoor amenity space to the detriment of existing and future occupiers of the application property. The proposal therefore fails to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not

comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- ☐ Site Plans. Dwg no. pln061.01. Rev A
- ☐ Existing Plan & Elevations. Dwg no. pln061.02
- ☐ Proposed Plan & Elevations. Dwg no. pln061.03

	Date	Officer
Report Completed	30/07/2024	Signed: BM
Authorisation	14/08/2024	Signed: RC

Report Author Bob Melling