

Application Number:	23/00627/HOUS
Location:	18 Greenbridge Close Rochdale OL11 1TL
Proposal:	Single storey rear and part single storey part two storey side extensions.
Applicant:	Qumar Khan
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	No
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

18 Greenbridge Close is a two-storey semi-detached property located in the Balderstone and Kirkholt ward of Rochdale. The property benefits from a driveway to the front and side of the property and generous amenity space at the rear. The property adjoins to 20 Greenbridge Close and sits adjacent to 16 Greenbridge Close. With reference to the orientation, the property would feature an approx 45 degree orientation away from no.20 to which the house is also sited approx. 7m forward of no.20.

Description of Proposal

Permission is sought for a part-two/part-single storey side and single storey rear wrap-around extension. The side extension at two-storey level features a projection of 2.6m from the south side elevation extending up to the common boundary would be set back 3.6m from the front elevation and set down approx. 1m from the existing ridge at both ground and first floor level.

The part-single storey element of the side extension would also extend 2.6m from the south side elevation and would span 7.1m to cover the full rear elevation at ground floor level.

The side extension would feature a pitched roof and the rear extension would feature a lean-to roof. Both elements of the proposal are to be constructed in materials to match the original dwellinghouse.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable.

Representations

Letters of notification were sent to surrounding properties. No letters of representation 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

With regards to the scale of the proposal, it is considered that dwellings on Greenbridge Close and in immediately adjacent settings on Dicken Green, comprise a similar built form and scale to which this development would principally respect. The overall proposal demonstrates good design principles and would not give rise to any terracing concerns by virtue of it being set back from the front elevation, set down from the existing ridge and the existing dwelling featuring an orientation away from the adjacent dwelling which creates a distinct visual break between the two properties. The pitched roof form of the existing is considered to mimic that on the original roof to create a design which maintains the visual amenity of the host dwelling.

The lean to roof of the rear extension is considered to be an acceptable feature of the rear extension given the presence of similar design features which are found amongst the surrounding street scene, most notably the lean-to porch/canopies over the existing primary entrances. The rear extension itself has been designed sympathetic to the existing build and would project a sensible distance from the existing rear elevation relative to the size of the plot. The addition of bi-folding doors at the rear is considered acceptable.

The development proposes to utilize and extend the existing materials and fenestration proportions from the parent dwelling onto all elements of the extension which ensures the development would match the coherent aesthetic of the host dwelling and overall street scene.

It is considered that the proposed extension would constitute a good standard of design and would not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

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 do 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 SPD sets out the following principle for single storey rear extensions;

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

The adjoining property, no.16, does not currently host any development to the rear therefore the 3m projection of the single storey rear extension is considered compliant with the SPD projection maximum standard. An approx. 2m high fences runs along the common boundary therefore the presence of a rear extension is considered to not pose any overbearing impact by virtue of the presence of these fences.

It should first be noted both the host dwelling and the adjacent dwelling, no.16, host generous rear garden space as well as amenity access space to the side of the dwellings along the shared boundary. Whilst the side extension would extend up to the common boundary, there is not considered to be an overbearing element to the proposal by virtue of the difference in orientation siting. Although a blank elevation is not preferable in design terms, the absence of any windows to the side elevation of the existing would ensure the development does not give rise to any immediate overlooking impacts to the amenity space to the side of no.16. The rear garden of no.16 faces north and is of generous size therefore the presence of the extension is not considered to pose a loss of light to the amenity space at no.16.

The separation distance between the rear of the application property and the adjacent property at the rear, 13 Denholme Drive, is 27m therefore compliant with Section 4 Space Standards which requires 21m between directly facing windows at upper floor level.

Sufficient garden space is to be retained post development and all habitable rooms would see the provision of adequate light and outlook in respect to the occupier's amenity with the exception of the dining room which is considered to receive light from the expanse of the bi-folding doors as a result of the open internal space.

The proposal would therefore 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 proposal would retain off-street parking for at least two vehicles facilitated by the driveway to the front and side of the property. Further to this, the site lies on a quiet residential road with no through access therefore it is not considered that the proposal would not result in any undue impacts to public or highway safety

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
 - 2021/2 Proposed Site Plan and Floor Plans
 - 2021/3 Proposed Elevations

and the development shall be carried out in complete accordance with the approved drawings.

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, the saved Rochdale Unitary Development Plan 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 Policy DM1 and Policy P3 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	01.08.2023	Signed: CPetrillo
Authorisation	16.08.2023	Signed: TH

Report Author Chelsea Petrillo