APPLICATION NUMBER: 19/00040/HOUS

Application Number:	19/00040/HOUS
Location:	27 Sherwin Way Rochdale OL11 2UZ
Proposal:	Single storey side and rear extension, formation of pitched roof over existing flat roof rear extension and resiting of garage/store
Applicant:	Miss Sarah Dollard
Case Officer:	Neil Harkin
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to 27 Sherwin Way, a semi-detached bungalow in Rochdale. The dwelling is adjoined to 25 Sherwin Way to the north and is also adjacent to 29 Sherwin Way, which is separated from the application site by a public footpath. The front elevation of the dwelling faces down the highway of Albion Street and the rear boundary of the site is shared with 78 and 80 Leander Drive.

Description of Proposal

The application proposes the construction of a single storey side and rear extension with the formation of a pitched roof over the existing rear extension and the resiting of the existing garage/store.

Relevant History

N/A

Consultee responses

Not applicable.

Representations

Letters of notification were sent out to all surrounding dwellings and no representations have been 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

The proposed extension would be designed with a pitched roof which would also be incorporated with the existing rear extension. The roof formation would reflect the design of the original dwelling and would also neatly tie together the proposed extension with the existing rear extension.

The proposed extensions would be constructed from materials that would match those used in the construction of the original dwelling and therefore are considered acceptable.

The proposed side extension would reduce the space between the dwelling and the side boundary of the site, however a 1m side passage way would remain which would allow external access to the rear to be retained. As such, refuse bins could continue to be stored to the rear of the property out of public view.

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 extension would include windows to the front elevation facing down the highway of Albion Street and also a window to the side elevation, facing towards the side of 29 Sherwin Way. However, these windows would be obscure glazed and as such would not result in any negative impacts in terms of privacy to surrounding neighbours. There would also be windows within the rear elevation which would face towards the rear of 80 Leander Drive. However there would remain a separation distance of 11m from these windows and the boundary of the site and also 27m to the rear elevation of 80 Leander Drive. As such, it is not considered that the occupants of 80 Leander Drive would be significantly affected by these windows.

The application also proposes the resiting of the existing garage further east, to the southeast corner of the site. This would be in a closer proximity to the rear garden

space of 80 Leander Drive, however given the limited scale of the garage, it is not considered that it would significantly impact upon the amenity of this property.

In light of the above, proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

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
   - Block Plan
   - Existing Plans and Elevations – DWG No. 27/R/1
   - Proposed Plans, Elevations and Section – DWG No. 27/R/2

   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 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 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	25.02.2019	Signed: NH
Authorisation	06.03.2019	Signed: AT