

APPLICATION NUMBER: 24/00490/HOUS

Application Number:	24/00490/HOUS
Location:	12 New Barn Lane Rochdale OL11 3QB
Proposal:	Single-storey rear extension
Applicant:	Mrs Bibi
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 12 New Barn Lane, a two-storey terraced property in Rochdale's inner suburbs. The area is predominantly residential, yet is urban in its character. The surrounding houses follow a relatively uniform design and material palette.

No. 12 faces east, overlooking its driveway and the public highway. It is adjoined by no. 10 to the north and no. 14 to the south, whilst the rear boundary faces west, bordering the curtilage of nos. 5 & 7 Bosworth Street.

Description of Proposal

Permission is sought for a single-storey rear extension, comprising a hipped roof, a set of bi-folding doors, rear and side facing windows, and 2no. skylights. Proposed materials include red brick, concrete roof tiles, and UPVC fenestration.

The proposed extension projects 6m from the rear elevation of the host dwelling and measures 6.4m (width) X 2.3m (eaves height) X 3.7m (maximum height).

Relevant History

None

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding properties 29/08/2024; no objections were raised.

Policy

Policy **National**

National Planning Policy Framework (NPPF)
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).

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In light of the above, the proposed development would not have a harmful visual impact on the street scene or surrounding properties, given that the extension is to the rear and largely hidden from public view. Furthermore, the proposed rear extension follows a uniform design with an appropriate roof form, suitably arranged fenestration, and matching materials, therefore contributing to an integrated appearance.

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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Policy JP-P1 of PfE seeks to ensure comfortable indoor and outdoor environments by offering a high level of amenity. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Regarding the above, the SPD sets a maximum standard for single-storey rear extensions to ensure that they are not overbearing and do not result in an undue loss of light or privacy for neighbouring occupiers. For single-storey rear extensions to attached properties, paragraph 5.6 sets a maximum projection of a point 3m along the common boundary, measured from the rear elevation, or the rear of any extension close to common, of the adjoining dwelling. Paragraph 5.7 of the SPD allows the projection to be increased, providing it is set away from the common boundary and does not project beyond a 45 degree line measured from the 3m point

The proposed extension projects 6m from the rear elevation of the host dwelling. In reference to paragraph 5.6, the main consideration is the relationship with no. 14, which has a rear extension, but is set away from the common boundary by 3m. As such, the measurement referred to in paragraph 5.6 must be taken from the rear elevation of no. 14, and not its existing extension.

Given the proposed extension is set away from the common boundary with no. 14 by 1m, there is scope to increase the projection by 0.7m, allowing for a maximum projection of 3.7m, in line with paragraph 5.7. However, the proposed extension projects 6m along the common boundary with no. 14, and therefore exceeds the limits of the SPD by 2.3m. By virtue of its non-compliance, the proposed extension would have an adverse impact on neighbouring occupants of no. 14 through overbearing impact and a loss of privacy.

In addition, policy DM1 and the SPD seek to protect the amenity of future occupants by ensuring that all habitable rooms, following development, have an acceptable outlook. The plans include a bedroom on the ground floor, served by a south facing window, which has a separation distance of 1.3m from the boundary fence with no. 14. As such, the proposed bedroom would have an unacceptable outlook, therefore undermining the amenity of future occupants.

Overall, the proposed development would have an unacceptable impact on the amenity of neighbouring occupants, through overbearing impact and a loss of privacy, by virtue of non-compliance with paragraph 5.6 of the SPD, together with an unacceptable impact on the amenity of future occupiers through inadequate outlook. The proposed development therefore fails to comply with policy DM1 of the Core Strategy, JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the existing parking arrangements and is therefore acceptable in accordance with policy DM1 and T2.

Recommendation:

Refuse for the following reason:

1. By virtue of its size and scale, the proposed extension would give rise to an unacceptable overbearing and overshadowing impact on the rear facing ground floor windows and rear garden area of no.14 New Barn Lane. The proposed development therefore fails to comply with policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Procedure 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.

Notes for the applicant

This decision relates to the following plans:

- Existing and proposed plans: 2327
- Location plan: PP-13073504v2

	Date	Officer
Report Completed	30/10/2024	Signed: Hamish Rigg
Authorisation	01/11/2024	Signed: Ryan Killeen

