

APPLICATION NUMBER: 24/00818/HOUS

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Location:	9 Lynton Avenue Rochdale OL11 3HW
Proposal:	Two storey side extension
Applicant:	Mr Raj Joshi
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 9 Lynton Avenue, a two-storey semi-detached property in Castleton, Rochdale. Lynton Avenue forms part of a residential estate comprising houses of a similar design and material palette. The wider area is typically suburban, comprising medium density houses, green spaces and vegetation, quiet roads, and various public amenities.

No. 9 faces north-east, overlooking its driveway and the public highway. It is adjoined by no. 11 to the north-west, and lies adjacent to a row of single-storey private garages to the south-east. The rear boundary faces south-west, bordering no. 2 Clovelly Street.

Description of Proposal

Permission is sought for a two-storey side extension, with a hipped roof, ground floor and first-floor windows to the front and rear, and brick quoins on the corners. Proposed materials include red brick, slate roof tiles, and white UPVC fenestration.

The extension would be set back from the front elevation by 0.5m, and would be set in by 2.3m towards the rear. It would measure 3.6m (wide) X 5.7m (depth) X 4.9m (eaves height) X 7m (maximum height).

The proposed development would involve the demolition of the existing garage/shed to the side of the house.

Relevant History

20/00329/CPL Application for a certificate of lawfulness for the erection of a detached garage/store following demolition of existing garage - Refused

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to surrounding properties 04/09/2024; no objections were raised.

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).

Amendments

None Applicable

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 SPD therefore requires housing extensions to be in keeping with the host property and generally subservient to it. Permission is sought for a two-storey side extension measuring 3m wide with a 7m maximum height. Whilst this would be a sizeable addition, measures have been taken to ensure that the extension appears subservient to the host dwelling, including the 0.5m setback from the front, and the dropped roof height. These measures also ensure that the semi-detached relationship and architectural form with no. 11 is preserved.

The proposed extension integrates well with the host dwelling by including brick quoins and brick soldier courses, both above the window and between floors, and by using matching materials.

The proposed window arrangement and proportions are also considered acceptable, and in keeping with the existing windows on the host dwelling.

The proposed extension would maintain a 0.7m wide rear access around the side of the property, therefore allowing bin storage away from the front.

Overall, 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. 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.

The proposed side extension is of a siting and scale so as not to undermine the amenity of occupants or neighbouring residents. The development benefits from its relative lack of proximity to surrounding properties, which ensures that it complies

with the technical requirements of the SPD, including the separation distances under paragraph 4.1.

The proposed extension would accommodate a ground floor reception room and WC, and a first-floor bedroom. The reception room and bedroom include large windows to the front which would provide adequate levels of natural light.

Overall, 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

The proposed development would have no bearing on the existing parking arrangements, and is 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:

- Proposed ground floor plan: SK03/A
- Proposed first floor plan: SK04/A
- Proposed elevations and roof plan: SK05
- Location plan: SK06
- Proposed block plan: SK08/A

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 saved Rochdale Unitary Development Plan, 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 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	26/09/2024	Signed: Hamish Rigg
Authorisation	15/10/2024	Signed: Ryan Killeen

Report Author Hamish Rigg