APPLICATION NUMBER: 20/01425/HOUS

Application Number:	20/01425/HOUS
Location:	23 Ashbrook Crescent Rochdale OL12 9AJ
Proposal:	Single storey side and rear extension
Applicant:	Mr Usman Ahmed
Case Officer:	Majid Mir
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**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to 23 Ashbrook Crescent, a two storey semi-detached dwelling in Rochdale. No. 23 is adjoined to 21 Ashbrook Crescent to the south and shares a rear boundary with 38 and 40 Ashbrook Hey Lane. There is a public footpath that runs along the side boundary of the property. On the other side of the footpath is 25 Ashbrook Crescent. No. 23 and no. 25 are located on corner plots, and are set at an angle to the highway.

Description of Proposal

The proposal is for single storey side and rear extension. The proposed extension will have a stepped design. The proposed side extension will project out from the side elevation of the host property by 4.2m. The rear element of the proposed side extension will project out by a further 2.5m and will be set back from the front elevation of the proposed extension by 3m. The proposed extension will project out by 3m from the rear elevation of the host property and will be approximately 7.6m from the shared boundary with the adjoining property of no. 21.

The proposal will consist of a bedroom to the front and a kitchen to the rear. Additionally, there will be a utility room and bathroom to the side.

Relevant History

15/01365/HOUS - Single storey side and rear extension, in addition to rooflights to front elevation of property (resubmission 15/00615/HOUS).
Decision: Grant subject to conditions.
It is noted that the approved proposal was not constructed.

15/00615/HOUS - Two storey side and rear extension, single storey rear extension and demolition of existing rear extension.
Decision: Refuse. Reason for refusal:

1. *The proposal, by virtue of the proximity of the extension to the properties to the rear and to the rear boundary, would result in a significant loss of privacy to the occupants of nos. 38 and 40 Ashbrook Hey Lane and would be visually intrusive to the detriment of their amenity. The proposal is therefore contrary to Policy H/11 of the Rochdale Unitary Development Plan, the Council's adopted Supplementary Planning Guidance 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.*

2. *The dwelling to which this application relates, is sited at an angle to the highway of Ashbrook Crescent and would stand very close to the footpath linking Ashbrook Crescent to Ashbrook Hey Lane. In this position, the extension would unreasonably dominate the street scene in this vicinity, to the detriment of visual amenity. The proposal is therefore contrary to Policy H/11 of the Rochdale Unitary Development Plan, the Council's adopted Supplementary Planning Guidance 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework*

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties and one representation has been received. The representation supported the proposal.
The representation is summarised below:

- We have no issues or objections to note and are happy for the plans to be approved by the council.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The original proposal consisted of single storey side extension with a large flat roof. A chamfered edge to the front has been removed and a pitched roof has been added to the proposed extension.

Assessment

Design: DM1 and P3

- The element of the proposed extension to the front will have a hipped roof and the element towards the rear will have a gable roof. The host property has a gable roof, however, hipped roofs are found on properties on the opposite side of Ashbrook Crescent.
- A condition requiring matching materials to be used is considered sufficient to make sure the external materials for the roof are similar to the host property. The proposed extension will therefore be constructed out of materials to match the host property and the proposed extension would be in keeping with the host property and the local area.
- The element of the proposed extension to the front will be approximately 4.2m wide, whereas, the host property is approximately 8m wide. The element of the proposed extension to the front would only minimally surpass the 50% limit. With the stepped design, the rear element of the proposed extension will project out by a further 2.5m. However, this element of the extension will be set back by 3m. Overall, it is considered that the proposed extension would have a sense of subservience to the host property.
- The proposed extension will have a chamfered edge to the rear of the proposed extension. This element of the proposed extension would be sufficiently screened to have limited impact on the visual amenity of the street scene.
- The fenestration on the proposed extension would be smaller than that of the host property, however, it is considered acceptable.
- Access to the rear would be retained by a side access gate. The plans indicate that bins would be kept to the side of the proposed extension and out of sight.
- On balance, 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 be close to the shared rear boundary with 40 Ashbrook Hey Lane. However, it is noted that there is already a blockwork wall that separates the two properties. Additionally, there is a brick outbuilding close to the shared boundary. The proposed extension of no. 23 would be sufficiently screened by the existing boundary treatment and the outbuilding of no. 40.
- The proposed extension will include a window to the side elevation facing towards no. 21. However, considering that window would be approximately 7.6m from the shared boundary and with the existing boundary treatment, it is not considered that the addition of the window would substantially increase the loss of amenity.
- All habitable rooms in the property would retain sufficient access to light and outlook.
- The property would retain sufficient open recreational space.
- On balance, 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 property would retain at least two off-street parking spaces.
- 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
   - Site plan
   - Sheet 1 - Existing elevations
   - Sheet 2 - Existing plans
   - Sheet 3 - Proposed elevations. Rev 2
   - Sheet 4 - Proposed plans. Rev 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 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	10/02/2021	Signed: MM
Authorisation	12/02/2021	Signed: AT

Report Author Majid Mir