

Application Number:	23/01119/HOUS
Location:	159 Croxton Avenue Rochdale OL16 2YR
Proposal:	Proposed front porch
Applicant:	Mr Shuel Miah
Case Officer:	Hamish Rigg
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)?	no

Location

The application relates to 159 Croxton Avenue, a two-storey, semi-detached property on a residential housing estate in Rochdale. Croxton Avenue comprises houses of a similar design and material palette. The street scene consists of medium density housing, short driveways, and a modest amount of green infrastructure.

159 Croxton Avenue faces south-east, overlooking the public highway and rear gardens of properties on Clover View and Upper Hayes Close. It is adjoined by no.161 to the north east, and sits adjacent to no. 157 to the south west. The rear boundary of the curtilage faces north west, and shares a border with the rear garden of no. 21 Thornbush Way.

Description of Proposal

Permission is sought for a single-storey porch extension adjoining the existing porch. The porch includes a large window and a single door on the front elevation, and a single window on the south west facing elevation. External materials include red brick, interlocking roof tiles, and anthracite UPVC door and window frames, all of which match the host dwelling and existing porch.

The proposed porch measures approx. 1m in depth; 2.2m in height to eaves; 3m in maximum height; and 3m in width (bringing the total width of the extension to 4.3m).

Relevant History

21/00603/HOUS: Two-storey front and single storey rear extensions following demolition of existing conservatory – Grant STC

Township/Member comments

None

Consultee responses

Received 08/11/2023:

Previous planning permissions have limited the available parking space for this dwelling and although the proposed porch will further restrict space to the front of the dwelling there are no viable parking spaces in this location. Highways raise no objection to this application and request no further specific planning conditions.

Representations

Letters of notification were sent to surrounding properties 08/11/2023. No objections were raised.

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

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, 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. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

The proposed porch extension is considered to be of an appropriate and subservient design. The proposed porch is proportionate to existing enlargements and the host dwelling, and would not inherently alter the property's architectural form. It is recognised that surrounding properties consistently have narrower porches to incorporate a single front door. However, such consistency is not considered to hold any particular design value, and a larger porch extension on the applicant property would not undermine the character of the street.

The proposed materials and roof form would match the host dwelling and surrounding dwellings and the design and alignment of the front facing window would correspond to the existing fenestration, further integrating the porch with the host.

Overall, the porch follows a modest and uniform design, using materials and fenestration which match the host property and preserve the character of the street scene. Therefore, the design of the proposal is 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 occupants through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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 new front facing window would have a similar relationship to the existing window and would be a front facing relationship with the facing dwelling, thus no concerns are had in respect of privacy. Furthermore, any potential overshadowing towards neighbouring properties would be mitigated by the existing porch and the distance to adjacent houses.

Under previously submitted plans there was concern that the porch extension would restrict sunlight entering the living room and undermine the amenity of occupants. However, the revised floor plans indicate partial removal of an internal wall to allow

unrestricted exposure to sunlight in the living room. The officer is satisfied that the amendments address previous concerns.

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

In accordance with the above comments from the council's highways authority, it is recognised that the proposed development would further restrict available space for off-street parking. However, following development under previously approved applications, currently there are no viable off street parking spaces, thus the proposed development will create no additional impact on highway safety or parking provision. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to 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 elevations, site plan, and floor plan: A 1739/2
- Existing elevations and floor plans: A 1739/1
- Location plan

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	28/11/2023	Signed: Hamish Rigg
Authorisation	07/12/2023	Signed: Ryan Killeen

Report Author Hamish Rigg