

Application Number:	22/01326/HOUS
Location:	23 Mount Avenue Littleborough Rochdale OL15 9JP
Proposal:	Single storey rear extension & alterations to side fenestration
Applicant:	Mrs Jade Simister
Case Officer:	Sam Yuen
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 no. 23 Mount Avenue, a two-storey end-terrace dwelling located in Littleborough. The dwelling is adjoined by no. 25 Mount Avenue to the west, adjacent to no. 21 Mount Avenue to the east, and faces the highway to the north. The rear boundary of the curtilage borders the rear curtilages of no. 5 and 7 Moorfield Avenue. The host property, alongside neighbouring properties on Mount Avenue, are sited at a higher level than the properties on Moorfield Avenue.

Description of Proposal

Planning permission is sought for a single-storey extension which projects 3.5m from the rear elevation of the host dwelling to accommodate a new kitchen/dining space. It is characterised by a lean-to roof and has a ridge height of approx. 3.51m and an eaves height of approx. 2.77m.

In addition, the application proposes the alteration of the existing side elevation window to a utility room door and window.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were 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

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed rear extension is of a single storey form which would appear subservient to the host dwelling. The use of a lean-to roof would also be in keeping and raises no concern.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”*
- ☐ In particular, section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - ☐ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ The proposed rear extension projects approx. 1.79m along the common boundary measured from the rear elevation of an existing rear extension of no. 25, which is sited approx. 0.74m away from the common boundary. The proposed extension subsequently accords with the maximum standard for attached properties.
- ☐ Taking into account of the existing approx. 3.31m rear extension of adjacent no. 21, the proposed rear extension marginally extends beyond the rear elevation of no. 21, and would accord with the maximum standard for detached properties.

- ☐ As the host dwelling is sited at a higher level than properties to the rear of the host property, consideration was also given to section 4.1 of the SPD, which states the following minimum space standards:
 - ☐ *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
- ☐ Given the minimum 24.80m separation distance, and the approx. 11.56m distance between the rear elevation of the proposed extension and the rear curtilage boundary, it is considered the proposed development would not result in undue harm to the amenity of no. 5 and 7 Moorfield Avenue.
- ☐ The plans demonstrate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the provision of parking spaces for the host property, therefore the proposed parking arrangements are 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. The permission relates to the following plans:

- ☐ Location Plan
- ☐ Proposed Site Plan
- ☐ Existing Floor Plans and Elevations – 56187 dated 12/09/2022
- ☐ Proposed Floor Plans and Elevations – 56187 dated 15/11/2022

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 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	09/01/2023	Signed: SY
Authorisation	10/01/2023	Signed: RK

Report Author Sam Yuen