APPLICATION NUMBER: 19/00157/HOUS

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Location:	83 Newark Square Rochdale OL12 0AX
Proposal:	Two storey side extension and alterations to existing rear elevation
Applicant:	Mr Michael Connolly
Case Officer:	John Van Eker
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**

Location

The application relates to no. 83 Newark Square, a semi-detached property located in the Healey area of Rochdale. The property is adjoined to no. 81 to the south east. The application and neighbouring properties are arranged to an end of cul-de-sac position. As a result, the adjacent property, no. 85 is orientated to a 90 degree angle, rotated clockwise, and is located to the north east of the application site at the end of Newark Square. Owing to the corner location of the property the site benefits from a large rear garden. The rear boundary of the property is shared with open land.

Description of Proposal

The application seeks permission for a two storey side extension to the property in place of an existing conservatory. The extension will project from the north west facing side elevation of the property by approximately 4.5m with a width against the side elevation of approximately 5m. The front elevation of the extension will be set back from the main front elevation of the original property by approximately 2m. Owing to the set back position of the property the ridge height of the roof of the proposed extension will be sited below the ridge of the original existing property. The roof proposed roof with feature a hipped design.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification as well as a site notice have been used to advertise this application and no letters of representation have been received.

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

The application has been amended since initial reception to include an updated front elevation which now includes fenestration to present a similar appearance to the existing property. The extension has also been reduced in width from approximately 5m to 4.5m.

Assessment

Design: DM1 and P3

- The proposed two storey side extension features a subservient design when compared against the original property by including a front elevation that will remain set back from the original front elevation of the property and a ridge height that is lower than existing.
- The proposed extension will feature a front facing elevation with fenestration presenting a similar appearance to the original property. Whilst the proposed side extension will be a wide addition to the property when viewed from the front, it is considered acceptable at this location. This is owing to the corner position of the property and set back position of the proposed extension

which will be sited in the same location as an existing conservatory and away from the highway and streetscene at this location.

- The proposed extension will be constructed from materials to match which is considered acceptable at this location and will result in an acceptable.
- 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

- Owing to the orientation of no.83 compared to adjacent no. 85, it is not considered that this property would have an impact on the amenity of these neighbouring occupants owing to the differing orientation of these two properties and the separation distance that will remain.
- In addition to the above, the proposed extension will have less of an outlook and present less of an opportunity for overlooking compared to the existing conservatory to the side of the property.
- The proposed extension will remain away from the adjoining property at no. 81 and is not considered to impact on the occupants of this property over the existing arrangement.
- In addition to the above, as there are no further properties immediately to the rear of the application site, there are no other concerns in respect of neighbour amenity at this location.
- 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.

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:-

   - Site Location Plan
   - Proposed and Existing Plans File Name PL01 Rev B
   - Proposed and Existing Plans File Name PL02 Rev B

   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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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	08/05/2019	Signed: JVE
Authorisation	09/05/2019	Signed: AT

Report Author John Van Eker