

Application Number:	23/00197/HOUS
Location:	9 Holbeck Avenue, Rochdale, OL12 6DN
Proposal:	Single storey side and rear extension
Applicant:	Mr Ian Huddleston IHDM
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. 9 Holbeck Avenue, a two-storey semi-detached redbrick dwelling located in a residential area in Healey. The dwelling is sited in a corner plot at the end of a cul-de-sac and is adjoined by no. 11 Holbeck Avenue to the south, adjacent to no. 7 Holbeck Avenue to the north-west and faces the highway to the west. The rear boundary of the curtilage borders the rear curtilages of nos. 611, 613, 615 and 617 Whitworth Road.

Description of Proposal

Planning permission is sought for a single-storey wrap-around extension providing ancillary accommodation to the host dwelling. It projects a maximum 4.3m from the rear elevation of the host dwelling and 1.7m from the side elevation of the host dwelling. It is characterised by a lean-to roof and has a ridge height of approx. 3.49m and an eaves height of 2.1m.

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

Relevant History

92/D28499 - Two storey side extension to dwellinghouse - Grant subject to conditions

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

The following amendments were made to the proposal:

- ② The proposed rear projection reduced to 2.2m along the common boundary with adjoined no. 11; and
- ② The front wall of the proposed side extension projected forward and flush with the front wall of the existing two-storey side extension.

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.”*
- ☐ Taking into account of the existing two-storey side extension, it is noted the proposed extension would result in a total extension width of approx. 5m, markedly over half the width of the original dwelling. However, given the siting of the host dwelling on a corner plot, the extensions would not appear overtly prominent when viewed from the highway. The single-storey form of the proposed extension would mitigate its scale and appear subservient and would therefore be acceptable.
- ☐ The use of a lean-to roof form would be in keeping and raises no concern.
- ☐ The proposed single-storey side extension levels with the front wall of the existing two-storey side extension, which is itself set back from the front main wall of the host dwelling by approx. 3m. Given this, and the siting of the host dwelling on a corner plot, no concerns are had with any harm arising from potential ‘terracing effect’.
- ☐ 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.
- ☐ Adequate space for refuse bins storage out of public view would be retained to the side paving area of the proposed extension.
- ☐ 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 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.”* Section 5.6 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. 2.2m along the common boundary measured from the rear elevation of adjoined no. 11. At its rearmost projection, the proposed rear extension does not project beyond a 45 degree line drawn from a point 3m from the rear elevation of no. 11.
- ☐ Given the siting of the host dwelling in a corner plot, the proposed side extension does not project beyond the rear elevation of adjacent no. 7.
- ☐ Taken as a whole, it is considered the proposal would not result in significant amenity harm to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an 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 proposal would result in the addition of one bedroom and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The current parking arrangements for the host dwelling comprise of undesignated on-street parking spaces on the highway which would be retained under the proposed plans.
- ☐ 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. The permission relates to the following plans:

- ☐ Location Plan – Drawing No. 2022_002_01
- ☐ EXISTING PLAN, ELEVATIONS & SECTION – Drawing No. 2022_002_02
- ☐ PROPOSED PLAN, ELEVATIONS & SECTION – Drawing No. 2022_002_03 Rev. 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 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	26/04/2023	Signed: SY
Authorisation	27/04/2023	Signed: RK

Report Author Sam Yuen