

Application Number:	22/01561/HOUS
Location:	65 Ashley Close, Rochdale, OL11 3EP
Proposal:	Two storey side and part two storey, part single storey rear extension - Resubmission of 22/00878/HOUS
Applicant:	Ms Saman Qayum
Case Officer:	Bob Melling
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 property is a two storey, semi-detached dwelling with a gable roof standing in the Defined Urban Area. The dwelling is set within a ribbon of similar properties along the southern side of the road, with the land to the rear being set at a higher level and further houses located across the road to the north. The adjoining dwelling to the west, no. 67 Ashley Close, has a modest rear conservatory, and the dwelling to the east across the side driveway has a detached garage in its rear curtilage abutting the side boundary.

Description of Proposal

Permission is sought for a two storey side extension to accommodate a sitting room and WC on the ground floor with additional bedroom space above. The extension is set back 1m from the front wall of the host dwelling at both levels and has a width of 2.4m to reach a point within 0.7m of the side boundary. The extension has a gable roof set down from the existing ridgeline with two windows to the front wall and one to the side. It is to be constructed using materials to match the host dwelling.

The proposals also indicate a two storey rear extension to accommodate a sitting room and kitchen on the ground floor with two bedrooms above. The ground floor

projects 4m and the upper floor projects 2.5m from the existing rear elevation. The extension has a width of 7.9m which spans the width of the original build and proposed two storey side extension. The extension has a sloping roof over and has windows only to the rear. It is to be constructed using materials to match the host dwelling.

Relevant History

22/00878/HOUS

Single storey side and two storey rear extension

Decision: Refuse

Reasons for refusal:

1. The rear extension is unusual in its appearance with a 1.3 metres wide section of its mass projecting past the existing end gable which will make it visible to the street scene set behind the single-storey side element. This is therefore considered not to display a high quality of design as it fails to respect the scale, height, layout and appearance of the existing dwelling. The proposal is therefore contrary to Core Strategy Policy P3 'Improving Design of New Development' and Core Strategy Policy DM1 'General Development Requirements' along with the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. The rear extension projects out by 6.0 metres on the ground floor and 4.0 metres on the upper floor, which therefore exceeds the limits advocated by the Council's SPD of 3.0 metres and 2.4 metres respectively. This, along with the inclusion of side facing windows to serve the sitting room and the playroom, is considered to represent a form of development which would be harmful to the amenity and privacy of adjacent occupiers due overlooking and its oppressive and overbearing impact and a consequent loss of light. The proposal is therefore contrary to Policy DM1 'General Development Requirements' of the Core Strategy along with the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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

Following concerns raised by the Officer regarding a potential 'terracing effect' caused by the two storey side extension, the plans were amended to provide a setback of 1m at both levels from the front wall of the host dwelling.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. The SPD states that extensions and alterations to existing properties should be carefully designed to be in keeping with the host property and should generally remain subservient to it.

Paragraph 5.11 of the SPD explains that two storey side extensions set close to the common boundary can lead to houses appearing to be a terrace rather than separate dwellings. Paragraph 5.12 states that to avoid the 'terracing effect', two storey and first floor side extensions within 1m of the side boundary of the property will not normally be permitted unless either:

- (i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR*
- (ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house.*

Following concerns raised by the Officer regarding the proposals as first submitted, the plans were amended to set back the two storey side extension 1m at both a ground and first floor level. Therefore, the development would accord with paragraph

5.12 of the SPD and mitigate against a potential ‘terracing effect’. This is considered acceptable within the existing street scape and appear subservient to the host property.

The rear extension would comprise the addition of a rear facing gable and single storey lean to. Whilst the proposed additions represent a significant volumetric increase, it is considered that the extensions would be in keeping with the domestic form of the property and adhere to the design language of the host dwelling. As such, it is considered that the design and scale of the rear extensions would not result in any undue harm to the visual amenities of the area. The use of matching brickwork, tiles and UPVC would also be acceptable and on this basis, it is considered that the development would not unduly harm the character of the host dwelling or the visual amenity of the surrounding street scene.

The development would retain access between the front and rear curtilage, allowing for the storage of bins to the rear of the dwelling and out of public view.

In view of the above assessment, 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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

Paragraph 5.6 of the SPD seeks to limit the projection of single storey rear extensions to not more than 3m for attached properties. Paragraph 5.7 adds that the aforementioned 3m distance will be taken from the rear of any neighbouring extension if one exists close to the common boundary.

Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings. Paragraph 5.10 adds that where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwellings.

The adjoining dwelling, no.67, benefits from a single storey rear extension set against the common boundary and the adjacent dwelling, no. 63, is angled away from the application property towards the rear owing to the curvature of the road. This ensures that the rear projection is in accordance with the SPD and would not result in an undue loss of light or outlook to the neighbouring dwellings.

The side elevation facing no. 63 includes a single window (ground floor) to serve a WC. In order to protect the residential amenity of the neighbouring occupiers, a condition has been applied to this window which requires that the window is

obscurely glazed and that the obscured glazing is retained in perpetuity. The remaining proposed fenestration to the front and rear elevations is not considered to result in undue harm to the privacy of the surrounding properties and complies with paragraph 4.1 of the SPD.

The plans confirm the provision of adequate natural light and outlook to all habitable rooms and that sufficient 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.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways: DM1

DM1 (e) of the Adopted Rochdale Core Strategy states that development proposals should *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*

Although the side extension will be constructed on the existing driveway for the property, it is considered that the front curtilage of the site could still accommodate off street parking for two cars and on this basis a highways-based objection could not be substantiated.

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:
 - Existing Location Plan, Floor Plans, Elevations, Site Plan and Block Plan. Drg no. S480-01-A
 - Proposed Floor Plans, Elevations, Site Plan and Block Plan. Drg no. S480-02-E

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the ground floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	26/01/2023	Signed: BM
Authorisation	02/02/2023	Signed: RC

Report Author Bob Melling