APPLICATION NUMBER: 19/00584/HOUS

Application Number:	19/00584/HOUS
Location:	2 Mill Fold Gardens Littleborough OL15 8SA
Proposal:	Erection of a two storey rear extension following demolition of existing conservatory and installation of new window on existing side elevation at first floor
Applicant:	Mr & Mrs Williamson
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to a detached property located on a contemporary housing development in the Littleborough area of Rochdale. The property fronts Mill Fold and is adjacent to no. 4 Mill Fold sited to the south. The side boundary to the north is shared with the rear boundaries of properties sited along Stubley Mill Road, nos. 67, 69, 71 and 73. The property backs onto Stubley Lane, a single track highway used for local access only.

Description of Proposal

The application seeks permission for a two storey rear extension to the property. The proposed extension will project with a width of 4.9m, sited adjacent to the boundary shared with no. 4. The proposed extension will project 3.7m at ground floor level and 3m at first floor level. The relocation of the bathroom window is proposed to the side elevation of the property facing no. 4 to accommodate the proposed extension.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties as well as a site notice posted in the area. One letter of objection has been received citing the following:

- A two storey rear extension will drastically change the outlook from neighbouring properties.
- The proposed extension will cause a loss of light to neighbouring properties.
- The proposed extension will look out of place on the development.

The concerns raised relating to design and neighbour amenity have been addressed in the assessment section of this report.

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 a reduced first floor projection.

Assessment

Design: DM1 and P3

- The dual pitched roof feature above the two storey extension is considered to match the application property appropriately, as is the additional monopitched feature over the additional ground floor projection.

- The proposed roof would also extend with a ridge height below the existing ridge line of the original property which would exercise a favourable subservient design.
- The proposed stepped design, with the proposed extension being narrower than the original property, will emphasise a subservient design that will avoid a large expanse of brick that would otherwise be visible to neighbouring properties to the north.
- 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

- The Councils SPD requires, amongst other things, minimum space requirements for new householder development which proposed extensions should adhere to. Paragraph 4.1 explains the following,
  Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings. The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:
  (i) 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 (Figure 2);
- As it stands, there is currently a minimum distance of approximately 13m from the rear elevation of the property to the rear boundary. The two storey rear extension, projecting 3m from the rear elevation at first floor level, would fail to sit within the above limits and contradict part (i) as a distance of less than 10.5m would remain between a principal window at an upper floor level and a directly facing boundary of the curtilage.
- This is however considered acceptable as the rear boundary of the property is not shared with a residential property but instead Stubley Lane. The proposed extension will therefore not overlook neighbouring property to the rear.
- The side boundary of the property, shared with properties along Stubley Mill Road, tapers meaning that the rear garden of the application property narrows to the rear. This also places the rear boundary of neighbouring no. 73 Stubley Mill Road in closer proximity to the rear extension. However, as the width of the proposed extension will be restricted to 4.9m, it is not considered that the proposed placement of the extension would overlook the rear garden area of no. 73 or any other properties along Stubley Mill Road.
- In addition to the above, the extension will be sited further away from neighbouring properties along Stubley Mill Road when compared against the existing application property. As such the proposed extension is not considered to have an impact on neighbouring occupiers over the existing arrangement.
- The SPD provides further guidance to protect the amenity of directly adjacent properties seeking approval for two storey rear extensions.
- Paragraph 5.9 of the SPD explains 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 dwelling(s)'

- The proposed extension, as amended, adheres to the above guidance in respect of the neighbouring adjacent property at no. 4. As such the proposed extension is not considered to have an adverse impact on the occupiers of this adjacent property.
- The relocation of the bathroom window to the side elevation facing no. 4 is considered acceptable as this feature will be obscure glazed and will not have an adverse impact on neighbor amenity.
- 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 'Prepared by: BRIAN MURRAY, 21-05-2019'
   - Drawing SLW/AKW/01
   - Drawing SLW/AKW/02 Rev1

   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.

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 / building hereby permitted the windows in the first floor on the side elevation facing south west 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 accordance with policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards for Residential Development' SPD 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	22/07/2019	Signed: JVE
Authorisation	26/07/2019	Signed: AT

Report Author John Van Eker