APPLICATION NUMBER: 19/00229/HOUS

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Location:	16 Sycamore Avenue Heywood OL10 2JB
Proposal:	Single storey rear extension
Applicant:	Mr John Ogden
Case Officer:	Osian Perks
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

This application relates to a semi-detached property sited within a residential street in Heywood. It is built in red brick with a hipped roof. A single storey outrigger projects from the rear elevation of the application property. The adjoining property has a single storey, flat roofed, rear extension.

Description of Proposal

This application seeks permission for the erection of a single storey rear extension. It would adjoin the existing single storey outrigger and would have a depth of 3.4m. It would be set approximately 0.4m away from the curtilage boundary shared with the adjoining property.

Relevant History

19/00050/HH42- Prior Notification of a Proposed Larger Home Extension. Refused for the following reason:

- The proposed development is not permitted by Class A (j) (iii) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as the extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The proposal is not permitted development.

Township/Member comments

No comments received.

Consultee responses

Not applicable.

Representations

None 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
Appendix 5	Schedule of Parking Standards

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed single storey rear extension will be built with a mono-pitched roof, continuing the roof slope of the existing rear projection. It will also be built in materials matching those of the host dwelling. It is considered, that by virtue of its size, siting and design, the proposed extension would appear in keeping with the host dwelling.

It would have a maximum height which is lower than size which is considerably smaller than that of the host dwelling. As such, the proposed development would appear subservient to the host dwelling.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the *Guidelines & Standards for Residential Development* Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'*The following maximum standard will apply 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). '

Paragraph 5.7 goes on to state:

'*The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary. This is illustrated in figures 5 and 6'.*

The extension would measure 3.4m in depth and would be set approximately 0.4 metres from the boundary shared with the adjoining no.14.

Due to the presence of the existing rear extension at no. 14, the erection of the proposed extension would create a 'tunnelling effect' when viewed from the ground floor, rear facing windows of this neighbouring property. However, this tunnelling effect would be minimised by the extension's low overall height. Further to this, the the french window to the rear of No.14 Sycamore Avenue, close to the common boundary has a considerably sized glazed element allowing plenty of natural light to enter the rear of this property. By virtue of its size and design, it is considered that the proposed extension would not significantly overshadow or result in a substantial loss of light to the rear facing windows of No.14. It is therefore considered that, on balance, by virtue of its size, siting and design, the extension would not have an overbearing impact upon or result in a significant loss of light to the occupants of this neighbouring property.

In relation to the neighbouring No.18, the proposal would accord with the SPD guidance. It is considered that by virtue of its size, siting and design, it would not have an overbearing impact upon or result in a significant loss of light to the occupants of this property.

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:

   - Proposed and existing plans and elevations (Rev A)

and the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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	23/04/2019	Signed: OP
Authorisation	24/04/2019	Signed: AT

Report Author Osian Perks