

Application Number:	23/01138/HOUS
Location:	4 Belton Avenue, Rochdale, OL16 2TY
Proposal:	Two storey side, two storey rear extensions with insertion of new first floor window, alterations to fenestration on the front elevation together with the creation of a new ramped access.
Applicant:	Mrs Asea Khan
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. 4 Belton Avenue, a two-storey end terrace dwelling located in a mid-20th century housing development in Belfield. The dwelling is adjoined by no. 6 Belton Avenue to the south-east, adjacent to no. 2 Belton Avenue to the north-west, and face the highway to the north-east. The rear boundary of the curtilage backs onto an access road which serves properties along Belton Avenue, Blackstone Avenue, Albert Royds Street, and Bellshill Crescent.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 1.23m from the side elevation of the dwelling. The proposed side extension is characterised by a hipped roof form and is set 0.34m below the ridge line with matching height to eaves. The extension will facilitate a new porch entrance and canopy which is accessible via a ramp which raises to a height of 0.45m.

The application also proposes a two-storey rear extension which projects a maximum 3.22m from the rear elevation of the dwelling. The proposed rear extension is characterised by hipped roof forms and is set a maximum 0.81m below the ridge line with matching height to eaves.

The proposed plans also indicate the addition of a window to the first floor front elevation of the dwelling.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The main concerns regarding this application is parking provision.

The extended property would require two off-street parking spaces to meet Council standards

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity on the wider highway network.

Highways would raise no objection to this application if the required off-street parking spaces could be provided. If permission was to be granted Highways would request no specific planning conditions.

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

Amendments were made to reduce the projection of the proposed two-storey rear extension and to incorporate the existing decorative quoins of the host dwelling into the proposed extensions.

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ 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.”*
- ☐ The proposed extensions are set down below the ridge line of the host dwelling which would be subservient. The use of hipped roof forms also appears in keeping and raises no concern.
- ☐ Amendments have been accepted to continue the existing decorative quoins to the proposed extensions, which would reflect the character of such house types in the locality.

- ☐ The proposed ramp is intended for accessibility purposes and is not of a substantial height, as such it is not considered to result in significant visual harm to the street scene.
- ☐ 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.
- ☐ The proposed side extension would sever the side access for refuse bins to be stored out of public view. However, it is noted that refuse bins for the host property and the neighbouring terraced properties are presently stored to the front, an arrangement which is established along the street scene. With this in mind, it is considered a refusal on this ground cannot be reasonably substantiated.
- ☐ 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.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (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.”*
- ☐ The proposed rear extension does not directly face any habitable room windows to the rear and would be maintain a separation distance in excess of 28m from the rear curtilage boundary of no. 253 Albert Royds Street.
- ☐ Section 5.9 of the SPD states two storey rear extensions projecting *“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)”* would not normally be granted planning permission.
- ☐ The proposed rear extension would comply with the requirements of Section 5.9. Taken as a whole, the proposed development is not considered to result in significant amenity impacts to the neighbouring occupiers.
- ☐ Notwithstanding the irregular internal layouts, it is accepted attempts have been made, as far as possible, to align the first floor plan with the existing openings. The proposed bedrooms would nevertheless meet the minimum floor space as stated in the *Technical housing standards – nationally described space standard*, which would be acceptable.
- ☐ The submitted plans indicate the provision of natural light 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.

- ☐ 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 increase the number of bedrooms from two to three and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The existing parking arrangements comprises of on-street parking on Belton Avenue, as well as parking to the rear access road, which would remain unchanged 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:

- ☐ Existing Location Plan and Site Plan – Drawing No. BAR-SVA-ZZ-ZZ-DR-A-2000 dated 13/10/2023
- ☐ Proposed Site Plan – Drawing No. BAR-SVA-ZZ-ZZ-DR-A-2001 Rev. B dated 09/01/2024
- ☐ Existing Floor Plans – Drawing No. BAR-SVA-ZZ-ZZ-DR-A-2005 Rev. B dated 03/11/2023
- ☐ Existing Elevations – Drawing No. BAR-SVA-ZZ-ZZ-DR-A-2010 Rev. B dated 02/12/2023
- ☐ Proposed Floor Plans – Drawing No. BAR-SVA-ZZ-ZZ-DR-A-2006 Rev. D dated 09/01/2024
- ☐ Proposed Elevations – Drawing No. BAR-SVA-ZZ-ZZ-DR-A-2011 Rev. C dated 09/01/2024

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	12/01/2024	Signed: SY
Authorisation	12/01/2024	Signed: RK

Report Author Sam Yuen