APPLICATION NUMBER: 19/00063/HOUS

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Location:	4 Waingap Rise Rochdale OL12 9TZ
Proposal:	Erection of single storey rear extension following demolition of existing conservatory and single storey front extension incorporating new front porch and garage conversion to additional living accommodation
Applicant:	Mr T Norman
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?	**N**

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

Location

The application relates to a two storey property located in the Healey area of Rochdale. The property is one of a number of detached properties to this side of Waingap Rise which share a similar appearance. To the opposite side of the highway there are detached bungalows located in a higher position above the highway owing to a change in levels.

The property is adjacent to no. 6 Waingap Rise to the north and no. 2 to the south. There is an electricity substation located in between the application property and adjacent no.2 which shares the same building line to the front as the application property.

Adjacent no. 6 is located in a set back position behind the application property with a front elevation set to a building line approximately 3.5m behind the front elevation of the application property. The existing property features a bay window which shares a tiled canopy with the porch which extends from the attached garage.

Description of Proposal

The application seeks permission for a single storey rear extension as well as alterations to the front elevation of the property.

The proposed single storey rear extension will feature a dual pitched roof and project from the rear elevation of the property by approximately 4.4m with a width of approximately 5.9m.

Proposed alterations to the front of the property include a front extension in place of the existing bay window. This will project underneath and to the same extent as the existing canopy over the bay window. The conversion of the attached garage also forms part of this application and changes to the front elevation include the replacement of the existing garage door with a window, flush with the proposed forward extension across the front elevation.

Relevant History

79/D08010
Bedroom extension over existing private garage
Decision: Permitted Development 01/02/1979

Township/Member comments

N/A

Consultee responses

Electricity North West
No comments received.

Case Officer:
Whilst no comments have been received from Electricity North West, it is not considered that the proposed development would impact on the operation of the substation adjacent to the application site.

Representations

Letters of notification have been sent to neighbouring property and no letters of representation have been received in association with this application.

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 plans received for this application have been amended to include revisions to the proposed window dimensions to the front elevation of the property, which have an increased height over the originally proposed scheme.

Assessment

Design: DM1 and P3

- Owing to the presence of the existing canopy over the ground floor front elevation of the property, it is considered that the replacement of the existing bay window with a front extension will be acceptable at this location and have a limited impact on the streetscene over the existing arrangement. Neighbouring property at this location also demonstrates a variety in appearance and design. As such the front extension and replacement of garage door with window are considered to be acceptable.
- The proposed fenestration to the front elevation of the property is in proportion with the existing fenestration to the first floor of this property and in keeping with the appearance of neighbouring property at this location.
- The design of the proposed rear extension is considered to be acceptable and in keeping with the application property featuring a dual pitched roof to match.
- The proposal also includes materials to match the existing property which is considered to result in an acceptable appearance at this location. In addition to the above, it is considered that the proposed extension would have a limited impact on the streetscene owing to the rearward siting of this feature.
- 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 offers guidance in respect of single storey rear extensions to detached properties stating that the following maximum standard applies, '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 is in accordance with the above guidance in respect of the adjacent properties either side of the application site.
- The proposal will be sited away from the boundary shared with no.2 and given the siting of this property, away from the application due to the substation, the proposal is not considered to impact on neighbour amenity at this address and adheres to the above guidance.
- Adjacent no. 6 is set behind the application property. As such, the above standard is upheld and the proposal is considered acceptable.
- The rear boundary of the property is shared with land surrounding Dewhirst House which is sited away from this boundary. The proposed extension is not considered to impact the occupants of this neighbouring address over the exiting arrangement.

- Whilst there is an obscure glazed door to the ground floor side elevation of adjacent no. 6 which faces south, towards the side of the proposed extension, this door is not the principal window to this room. The ground floor extension is not considered to result in an undue level of overshadowing to neighbouring occupants.
- The proposed front extension, in place of an existing bay window, along with additional window in place of garage door, is not considered to impact on neighbour amenity over the existing arrangement at this location.
- 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 Plan
   - Existing Drawing Drawing Number 4/R/1
   - Proposed Drawing Drawing Number 4/R/2A

   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 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	11/03/2019	Signed: JVE
Authorisation	25/3/2019	Signed: EH

Report Author John Van Eker