APPLICATION NUMBER: 19/01355/HOUS

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Location:	14 Shearing Avenue Rochdale OL12 7QY
Proposal:	Single storey rear extension
Applicant:	Mr And Mrs D Jones
Case Officer:	Jessica Fearon
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 an original condition detached property in Norden. The property is orientated North East towards the highway (Shearing Avenue), and is set between no. 16 Shearing Avenue to the north and no. 12 Shearing Avenue to the south. The surrounding estate is built up with more detached properties that are aesthetically similar. This property and the property are separated by their respective gardens and a tall hedge gives both properties increased privacy.

Description of Proposal

The application proposes a single storey rear extension to a detached house. The projection of the extension would be 3m, and the width would be 8.4m, spanning the whole of the rear elevation of the property. It would be complete with a lean to roof with height to eaves at 2.4m and ridge height at 3.5m.

Two sets of rear facing bifold doors, both measuring 3.5m across and 2m high will form part of the rear extension. The roof will feature 4 roof light windows.

The works would be completed in red brick, concrete roof tiles and uPVC windows to match existing.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification have been sent out to neighbours but no representations have been 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

- Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- The application proposes two sets of double doors that open onto the patio and rear garden. The other fenestration consists of four roof lights that are set

in twos above the double doors. It will be completed with a lean-to roof and all materials used will match existing. The design is therefore sympathetic with that of the host dwelling and its neighbours.

- The proposed plans show that the current patio will be moved forward to extend beyond the rear extension, the measurements of the patio adhere to the permitted development rights for hard surfaces and walls.
- In addition to the above assessment, the height, scale and massing and materials of the proposed extension, are considered to contribute positively to the townscape and to therefore accord with policies DM1 and P3 of the adopted Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

- Policy DM1 of the Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- Section 5.6 of the SPD states that a single-storey extension should not exceed 3 metres in length measured along the common boundary from the rear elevation of the adjoining or adjacent dwelling, plus 45 degrees. Due to the stagger of the properties in the row and the conservatory at no.16, the proposed extension would comply with this guidance. In addition, the applicant property is set significantly further back from no.16 which blocks some light to the rear elevation windows and attached conservatory. As the land for no.16 is higher than the applicant property and it would be fitted with a lean to roof, it is considered that the extension will not adversely impact the amount of light and outlook to no.16 any more than it already is.
- Residential amenity of the host property would be maintained as it would maintain a significant proportion of the garden with an open layout, as well as maintaining current amenity space and amenity to the rear curtilage.
- The proposals are therefore not considered to unduly impact upon the amenity of surrounding occupiers and the application is adjudged accordingly to comply with the relevant parts of Policy DM1 of the adopted Core Strategy, the guidance contained within the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

- Policy DM1 of the Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.
- The application proposes a rear extension that would not affect existing parking arrangements or vehicle access for the property. The existing on-street parking would remain unaltered. The development would not impact on highway safety and the application would accord with policy T2 and DM1 of the Core Strategy.

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 be Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- Location Plan
- Existing and proposed plans – Drawing no. 01A
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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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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	03/01/2020	Signed: J Fearon
Authorisation	21/01/2020	Signed: A Truman

Report Author Jessica Fearon