APPLICATION NUMBER: 19/01321/HOUS

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Location:	3 Ryelands Close Rochdale OL16 4UE
Proposal:	Two storey side and rear extension and single storey rear extension
Applicant:	Mr Shoukat Hussain
Case Officer:	Ryan Killeen
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N**

Location

This application relates to 3 Ryelands Close, a semi-detached, two-storey property located on a post war estate of similar properties in Rochdale. The property is west facing towards the highway and is adjoined to no 5. Ryelands Close to the south. No.24 Charter Street is a detached bungalow sited directly north of the applicants property on a corner plot. Lowerplace Primary school is located roughly 60m northwest of the applicant property. The rear curtilage of the property shares a boundary with no.2 and no.4 Berkeley Drive to the east.

Description of Proposal

The application proposes a two-storey side and rear extension:

- 3m side projection from north side elevation with height to eaves to match original dwelling and ridge height to match original dwelling. Front elevation set back 1m from original dwelling. Two front facing windows and one side facing window.
- Ground floor rear extension that projects 3m from rear elevation on boundary with no.5 Ryelands Close, extending to 3.5m, 0.7m in from the boundary. Height to eaves of 2.5m and maximum ridge height of 3.7m. Two smaller windows, a door and double floor-to-ceiling window proposed.

- First floor rear extension that projects 2.4m from rear elevation. Extends 6m across the northern half of the rear elevation of original and extended dwelling. Height to eaves to match original dwelling and ridge height of 7.1m
- All works to be completed in brown brick to match existing, with grey concrete tiles to match existing and white UPVC to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

The council's Highways and Engineering department was consulted however no response was given.

Representations

Letters of notification were sent to surrounding neighbours, no objections have been raised.

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): 'Guidelines and Standards for Residential Development' (2016).

Amendments

The original application proposed a side extension that was flush with the front of the property and had a ridge height to match the existing dwelling. In order to satisfy section 5.1 regarding subservience, and 5.11 to 5.13 regarding two storey side

extensions, the front elevation of the side extension was set back by 1m at ground floor and first floor level and the ridge height brought down accordingly to give the extension a subordinate appearance.

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 proposed works would represent a significant addition to the host dwelling, increasing the width of the property by 50% at both ground floor and first floor levels. Due to the prominence of the property in the street scene, as it is visible from much of the Ryelands Close junction of Charter Street, it is important that the extension is well designed to preserve the character of the immediate street scene.

Whilst the development is of significant massing, it can be seen to satisfy section 5.1 of the SPD that requires housing extensions to have a subservient appearance in relation to the host dwelling as the ridge height has been set down 0.7m from the host dwelling and the front elevation set back 1m at ground floor and first floor level in line with the guidance issued in section 5.11 to 5.13 of the SPD.

Semi-detached properties on the street are characterised with hipped roofs, with the hip-ends over the side elevation and the ridge running parallel to the front and rear elevations of the properties. Whilst the first floor rear extension has a hipped roof with a perpendicular orientation, it can be acceptable in this instance as it will not impact the character of the street scene to the extent that it warrants refusal as it has limited exposure from public view.

Similarly, is can be conceded that the stepped appearance of the rear elevation of the ground floor rear extension is acceptable, despite being aesthetically poor due to the step breaking the uniformity of the mono-pitch roof and rear elevation as it has limited exposure to the public realm by virtue of its siting towards the rear of the property.

The proposed fenestration are sympathetic to the design values of the host dwelling, demonstrating uniformity and coherence with their appearance and are therefore acceptable.

Further to the above, it is considered that the proposals for side and rear extensions would not unduly impact the visual appearance of the property or immediate street scene. 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 Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

Paragraph 17 of the National Planning Policy Framework containing the 'core planning principles' advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development'.

In terms of the rear extension, both the ground floor and first floor projections meet the standards set out in section 5.6 and 5.9 respectively which permit projections of 3m along the common boundary measured from the rear of the neighbouring property and a 45 degree angle from this point for ground floor and 2.4m from the rear of no.5 Ryelands Close and a 30 degree angle from this point.

Section 4.1 of the SPD sets out minimum distance guidance for new developments as to prevent unacceptable harm by preventing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings.

This proposal will comply with these standards, allowing approximately 11m between the first floor windows and the boundary between the rear curtilage of the applicant's property and the rear curtilage of no.2 and no.4 Berkeley Drive. There will also be approximately 24m between the proposed rear facing first floor windows and the rear windows of no.2 and no.4 Berkeley Drive.

The relationship between the applicant property and no.24 Charter Street cannot be assessed objectively in regards to minimum distances and projections, and therefore the impact of this development must be given suitable consideration. The main amenity space of no.24 Charter Street is northeast of the applicant's property at a distance of approximately 11-15m. Whilst the intimate relationship between the two properties creates a potential for overlooking on the rear curtilage of no.24, it is possible that the garage, existing boundary treatment and horseshoe shape of the neighbouring bungalow reduce the potential for overlooking and maintain a satisfactory level of privacy.

The residential amenity of the property will also be preserved as a suitable proportion of the rear garden will be maintained as well as access between the front and rear curtilage of the property for the storage of wheely bins.

The submitted plans also show windows to be positioned in the ground floor side elevation of the side extension. Given the potential for overlooking from these it considered necessary to attach an appropriately worded planning condition for these openings to be obscurely glazed.

As such, it is not considered that the proposals would result in any undue impacts on neighbouring occupiers and the proposals are therefore considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, 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 that all development proposals provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

The proposal will not affect the existing parking arrangements, with off-street parking for one vehicle being available, this would be sufficient for a property of this size. 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. This permission relates to the following plans:-

   Location Plan
   1523/1 – Existing Floor Plans and Elevations
   1523/2 – Proposed Floor Plans
   1523/3 – Proposed Elevations

   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 requirements of the National Planning Policy Framework.

3. The materials used in any 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.

4. The extension hereby permitted shall not be occupied until the ground floor window in the north side elevation of the dwelling has been fitted with obscured glazing, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter. No part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened.

   Reason: In the interest of amenity and in compliance with policy 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	24/12/2019	Signed: RK
Authorisation	24/12/2019	Signed: AT

Report Author Ryan Killeen