

Application Number:	22/01586/HOUS
Location:	159 Spotland Road Rochdale OL12 7AA
Proposal:	Part two/single storey rear extension with the addition of ground floor and first floor windows to existing side elevation.
Applicant:	Mr N Mohammad And Mrs R Bibi
Case Officer:	Chelsea Petrillo
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

159 Spotland Road is a two storey end terrace property located in the Spotland and Falinge ward of Rochdale and in the Spotland Bridge Conservation Area. The house has a rear curtilage which backs onto Ashworth Street to the south, and has its garden bounded by fencing of approx. 2m in height. The land levels slope upwards from the west up to the east, with the terraced house at 157 Spotland Road consequently set a higher level. The dwelling faces north onto the highway, adjoining to no.161 Spotland Road to the west and adjacent to no.157 Spotland Road to the east. The rear boundary of curtilage borders Ashworth Street. The property benefits from a sufficiently sized rear yard.

Description of Proposal

Permission is sought for the addition of a part-single /part two-storey rear extension projecting 4m at ground floor level and 2.4m at first floor level from the existing rear elevation. Both elements of the extension would span the full width of the rear elevation and features pitched roofs with materials to match those on the existing. Two additional windows are proposed to the east side elevation, one at ground floor level serving the living room and one to the first floor serving a store. The proposed works would involve changing the internal layout of the existing parts of the house.

Relevant History

92/D28564

**SINGLE STOREY REAR EXTENSION TO DWELLING
GRANTED 07.10.1992**

22/00706/HH42 PRIOR APPROVAL FOR A LARGER HOME EXTENSION MEASURING 6M FROM THE REAR OF THE ORIGINAL DWELLING (WITH A MAXIMUM HEIGHT OF 3.5M AND HEIGHT TO EAVES 2.6)
REFUSE 24.06.2022

1. The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Condition (A.2) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the dwellinghouse is sited on article 2(3) land.

22/00860/HOUS SINGLE STOREY REAR EXTENSION INCLUDING INSTALLATION OF NEW WINDOW TO SIDE ELEVATION
GRANTED 04.11.2022

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

Although the proposed rear extension extends onto the existing parking area, it would appear that there is adequate residual space to accommodate two off street parking spaces in line with Council standards.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

Highways raise no objection to this application and request no specific planning conditions.

Conservation and Design

The application site, can be viewed from the rear along Ashworth Street. Whilst it is noted that the development would be significantly larger than the previously approved single storey rear extension (ref. 22/00860/HOUS), the extension would be considered proportionate and subordinate to the host dwellinghouse, and the proposed development would not be an uncharacteristic addition to the dwelling houses along this section of Spotland Road.

To ensure an acceptable visual relationship with the host dwelling, a condition should be imposed requiring materials to match. Subject to this condition, the proposal would have a neutral impact on the significance of the Conservation Area.

The proposal would preserve the character and appearance of the Conservation Area.

Representations

Letters of notification were sent to surrounding neighbours. A press notice was published, and a site notice was placed on 20th March 2023, due to the site being within a Conservation Area. No letters of representation 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:

P2 Protecting and enhancing character, landscape and heritage

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 sought to remove the chamfered edge on the two-storey extension as it would be overly visible from Ashworth Street and not in accordance with the wider locality. Additional amendments were also sought to configure the internal layout of the ground floor to allow sufficient light to pass through to the living room as the 1no proposed window facing the blank elevation of the adjacent property would not only be subject to minimal light but also not comply with SPD Section 4 Space Standards.

Assessment

Design and Heritage: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Policy P2 of the Council's adopted Core Strategy requires development to protect and enhance character, landscape and heritage. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

With many of the dwellings along Spotland Road within the immediate vicinity being the subject of development at the rear, the proposed design of the extension would ensure the development is in keeping with those surrounding therefore acceptable in terms of being in keeping with the surrounding street scene.

Paragraph 5.1 of the SPD states that all new developments "should be designed to be in keeping with the host property and generally

should be subservient to it". Plans indicate an approx. 1m set down of the two-storey extension from the existing ridge height therefore being subservient to the host dwelling. The roof form of both the single and two storey extension would also match the pitched roof on the existing. The material palette of the extension would also be acceptable given the development would match the red brick, grey roof tiles and UPVC on the existing.

Window proportions would ensure they match those on the existing therefore acceptable. The overall proportions of the extensions, although large, would not appear as an incongruous addition to the rear elevation of the host dwelling. Whilst a chamfered edge would not constitute good design, a similar design proposal submitted in the previous application (22/00860/HOUS) constituted the chamfered edge a satisfactory addition therefore an acceptable addition in this regard. Therefore the overall design of the extension would constitute a satisfactory and appropriate addition to the existing dwelling and appropriate in the context of locality.

In line with comments received by the conservation officer and an overall assessment, the proposal is therefore considered to be acceptable in terms of impacts upon the Conservation Area and in design terms, and therefore accords with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Paragraph 5.5 of the SPD states it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers. Additionally, Paragraph 5.9 of the SPD states planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project 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).

Aforementioned above, the single storey extension was granted permission in the previous application with a similar depth of 4m to the eastern elevation and 3m to the western elevation along the common boundary shared with 161 Spotland Road. The new proposal would not give rise to any addition amenity concerns and would adhere to SPD requirements therefore acceptable.

When measured 2.4m from the rear elevation of both adjacent dwellings, 157 and 161 Spotland Road, plans do not indicate the two-storey extension would project beyond a 30 degree angle given the depth of the two-storey extension is 2.4m therefore acceptable in this regard.

Section 4 Space Standards of the SPD requires "14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room". Plans indicate a 3m space between the east elevation of the host dwelling and the blank side elevation of 157 Spotland Road to which the window hosting the proposed store would be obscurely glazed. In the instance this room was to host a bedroom, the proposed window would not be in accordance with space standards and the room would not receive satisfactory daylight, and would not have a satisfactory

outlook. Therefore in order to comply with guidance, a condition has been attached to the report to ensure this room will only host storage space and not a potential bedroom or other habitable room. As both new side-facing windows will be obscure-glazed and face directly onto a blank side elevation at close proximity, they will not cause any overlooking to the adjacent house at 157.

It is acknowledged that whilst the living room would not receive much light post development as a result of the proposed works at the rear, the internal layout has been configured to allow the living room to receive much of its light from the ground floor window to the front elevation hosting the kitchen and the window to the eastern elevation hosting the living room (acknowledging that it faces the immediate blank elevation of the adjoining property). It is also acknowledged the previous application obtained permission hosting the current proposed layout, and likewise the current proposal is considered to be acceptable.

The adjacent house to the rear, 151 Ashworth Street, would have a separation distance of approx. 29m from the rear elevation of the application property prior to any development taking place. Given the two-storey extension would only project 2.4m and the adjacent property features an orientation that does not directly align with the host dwelling rear elevation, the proposal would therefore conform to Space Standards and be acceptable.

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.

Highways and Parking: DM1 and T2, Appendix 5

In line with the highways officers comment, there would be adequate residual space to accommodate two off street parking spaces in line with Council standards therefore 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
 - 1898/2 PROPOSED DOUBLE STOREY REAR EXTENSION REV Band 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, the saved Rochdale Unitary Development Plan 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.

4. For the avoidance of doubt, the first floor room labelled 'store' on the approved first floor plan shall not be used as a bedroom or any other habitable room.

Reason: In order to ensure a satisfactory standard of development in the interest of occupier amenity guidance contained within the Guidelines and Standards for Residential Development and in accordance with policy DM1 of the adopted Rochdale Core Strategy. Due to the internal layout changes, the room will not have an adequate standard of daylight or outlook to be occupied as a habitable room.

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	05.04.2023	Signed: CP
Authorisation	14.04.2023	Signed: TH

Report Author Chelsea Petrillo