Application Number:	**18/01393/HOUS**
Location:	13 Stonehill Drive Rochdale OL12 7JN
Proposal:	Single storey side extension
Applicant:	Mr S Ali
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)?	**Na**

Location

The application relates to a detached bungalow style property located in the Spotland and Falinge area of Rochdale. Whilst there is a general mix of properties visible along the streetscene at this location the application property shares the same appearance as neighbouring no.15 and these properties have a bungalow style appearance with differing dormer extensions.

Other properties immediately adjacent to and opposite the application site includes larger detached dormer style bungalows and two storey properties which have been constructed from a variety of materials.

The property is adjacent to no.11 to the north and no.15 to the south. To the rear of the property there is a wooded area known locally as Redfearn Wood.

Description of Proposal

The application seeks permission for a single storey side extension of the property to be sited adjoined to the north facing side elevation. The proposed extension will feature a dual pitched roof to match the original property and a width of approximately 3.75m and project up to a point adjacent to the side boundary shared with neighbouring no.11.

The proposed dual pitched roof will feature an uneven design when viewed from the side which results in a shorter pitch to the front of the property and a lower ridge height compared to the existing property. This also ensures that an existing window to the side elevation at first floor will be retained.

Relevant History

N/A

Township/Member comments

N/A

Representations

Letters of notification have been sent to neighbouring addresses as well as a site notice posted in the area 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

None Applicable

Assessment

Design: DM1 and P3

- Access to the rear of the property will be maintained, adjacent to the south facing side elevation facing towards no.15 which is considered to be acceptable for bin storage and future access requirements.
- The uneven dual pitched roof will have a limited impact on the streetscene owing to the presence of neighbouring property. This feature also results in an extension that will have a ridge height lower than the existing property and enforces a subservient design which will have an acceptable impact on the streetscene.

- The proposed fenestration to the front and rear of the proposed extension is considered to be acceptable and in keeping with the appearance of the original and neighbouring property.
- The proposal includes details of materials stating that materials will match existing which is also considered to be acceptable at this location.
- 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 proposed extension will be sited adjacent to the boundary shared with neighbouring no. 11 with a separation distance of approximately 0.3m. To the south facing side elevation of neighbouring no. 11 there is an obscure glazed door which faces towards the application property and site of the proposed extension. This side entrance to this neighbouring property serves a ground floor kitchen with a principal window in the original rear elevation of the property. Given the fenestration to the rear, the proposed extension is considered acceptable and is not considered to present an undue level of overshadowing at this location. The proposed dual pitched roof will help lessen the impact of the proposed extension to neighbouring occupants also.
- The proposed extension will project beyond the rear elevation of the existing property by approximately 1.2m. Owing to the presence of an existing rear extension to neighbouring no. 11, this additional projection to the rear of the extension would not take the new rear elevation of the extension beyond the rear building line of this adjacent neighbouring property. As such the proposal is not considered to have an undue impact upon the occupants of neighbouring no. 11.
- The proposed fenestration to the front and rear of the proposed extension is also considered to be acceptable and presents no concerns in respect of overlooking over the existing arrangement.
- The extension will remain away from the neighbouring property to the opposite side and is as such not considered to present any concerns in respect of neighbour amenity 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.

<u>Recommendation:</u> 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 13/R/1 A
   - Proposed Drawing Drawing Number 13/R/2

   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 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	11/03/2019	Signed: JVE
Authorisation	12/03/2019	Signed: DR

Report Author John Van Eker