

Application Number:	23/01160/HOUS
Location:	1 Beal Crescent, Rochdale, OL16 2TL
Proposal:	Two storey rear extension
Applicant:	Mr Asif Qureshi
Case Officer:	Sam Yuen
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 no. 1 Beal Crescent, a two-storey semi-detached dwelling located in a mid-20th century residential estate in Belfield. The dwelling is adjoined by no. 227 Albert Royds Street to the west, adjacent to no. 3 Beal Crescent to the north-east and faces the highway to the south. The rear boundary of the curtilage backs onto an access road which serves the rear of properties fronting Albert Royds Street, Eafield Road, Clover Hall Crescent and Beal Crescent.

Description of Proposal

Planning permission is sought for a part-two, part-single storey rear extension which projects 3.5m from the rear elevation of the dwelling. The first-floor projection is set away from the common boundary of no. 227 by 1.99m and is characterised by a gable-fronted roof form set down 0.85m from the ridge with matching height to eaves. The single-storey projection comprises a lean-to roof form and has a ridge height of 3.67m and a height to eaves of 2.73m.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The existing dwelling already has off-street parking served by a previously constructed vehicle access crossing. The parking area can accommodate two off-street parking spaces to meet Council standards for the extended dwelling.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

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

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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:

P3	Improving Design of New Development
DM1	General Development Requirements

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed two-storey rear extension would be set down below the ridge line of the host dwelling which would be subservient. The use of a gable-fronted roof form would also constitute satisfactory design and appear in keeping.
- ☐ Likewise, no concerns are had with the single-storey rear projection, the scale and lean-to roof form of which would be acceptable.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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 adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal*

window at an upper floor level and a directly facing boundary of the curtilage.”

- ❑ Section 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.”* Section 5.6 states the following maximum standard:

- ❑ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*

- ❑ Section 5.9 of the SPD states two storey rear extensions projecting *“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)”* would not normally be granted planning permission.
- ❑ The proposed two-storey rear extension would not directly face any dwellings and would retain a separation distance of 19.64m from the directly-facing rear curtilage boundary of no. 20 Clover Hall Crescent.
- ❑ The proposed two-storey projection would comply with the maximum space standards of Section 5.9 and would be acceptable.
- ❑ It is noted the proposed extension projects beyond a 45 degree line drawn along the common boundary from the rear elevation of adjoining no. 227 by 0.26m. However, this exceedance is marginal and owing its orientation to the north which already restricts direct access to natural light, it is considered the additional overshadowing impacts would be negligible and thus would be acceptable on balance.
- ❑ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ❑ 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.

Highways and Parking: DM1 and T2, Appendix 5

- ❑ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ❑ The proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained to the existing front hardstanding.
- ❑ 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. The permission relates to the following plans:

- ☐ Location Plan – received 23/10/2023
- ☐ Site Plan – Drawing No. 23.3092.3 dated 10/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 23.3092.1A dated 03/2023
- ☐ Proposed Floor Plans and Elevations – Drawing No. 22.3092.2B received 30/01/2024

and the development shall be carried out in 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	16/01/2024	Signed: SY
Authorisation	02/02/2024	Signed: RK

Report Author Sam Yuen