DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
18/01371/FUL	Mubeen Patel	14 February 2019

Address: Darulmunawar Ghamkul Centre 63 Crawford Street Rochdale OL16 5RS

Proposal: Erection of a two storey rear extension and extension of roof above existing single storey rear extension - Resubmission of 18/00973/FUL

PUBLICITY	**Call up expired?**	Yes	**Site notice expired?**	Yes
	Neighbour letters expired?	Yes	**Press Notice expired?**	N/a

INTERESTS	**Officer dealing with planning matters / Councillor app?**	No	**Ten or more objections and recommendation to grant?**	No
	Decision maker management interest in site?	No	**Called up?**	No

COMMUTED SUMS / S106	**Commuted Sum paid / S106 completed?**	N/a
	Confirm if commuted sum / S106 for POS – copy of calculation spreadsheet on file?	N/a

HUMAN RIGHTS ACT	**Account has been taken of the Act's provisions.**
ENFORCEMENT?	**No**

EIA	**Has a screening opinion been completed and saved to Onbase?**	N/a

RECOMMENDATION	**GRANT**

CHECKED AND SIGNED OFF BY: DR **DATE: 14/02/19**

SITE

The application site relates to the former "Crawford Arms" PH, on Crawford Street currently used as a teaching centre. The building is a detached, two storey in height with a single storey extension to the rear. There is a car parking area to its western side accessed from Crawford Street.

The surrounding area is predominantly residential in use, although there are commercial premises further along Crawford Street, to the west. The area of public landscaped open space, known as "Robinsons Common", lies to the west, beyond the car parking area.

PROPOSAL

The application proposes the erection of a two storey extension to the rear and to provide new a lean to roof over the existing single storey extension replacing the existing dual pitched roof.

The proposed two storey extension would project to the rear of the property by 8m and would be 9m in width; it would consist of a pitched roof design with a hipped gable end. The lean to roof over the single storey extension would have a maximum height of 4.2m.

The application form submitted states that the extension would be finished in rendered brickwork for the walls, slate for the roof with upvc windows and doors.

Internally the extension would provide further space for teaching students.

AMENDEMENTS

Concerns were raised by the planning officer in relation to the two storey element and its impact on the amenity of the neighbouring occupiers by reason of its projection and gable roof design; concerns were also raised in relation to the roof design of the single storey element which extended up to the eaves of the property.

Amended plans have been received to overcome the concerns raised which now shows a reduction in the projection of the two storey element from 10m to 8m with a hipped roof design, and the lean to roof design over the single storey extension has been lowered in height.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) (Revised)
National Planning Practice Guidance (NPPG)

Core Strategy (CS):

The following policies of the adopted Rochdale Core Strategy are relevant:-

SO1 To deliver a more prosperous economy
SO3 To improve design, image and quality of place

SD1 Delivering sustainable development
C7 Delivering Education Facilities
C8 Improving community, sport, leisure and cultural facilities
P3 Improving design of new development
G9 Reducing the impact of pollution, contamination and land instability
T2 Improving accessibility
DM1 General development requirements

Saved Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

77/D05233 Car park and beer garden – Granted subject to conditions

78/D06011 Modernisation and extensions to public house – Granted subject to conditions

78/D07329 Extension to existing public house – Granted subject to conditions

13/00116 Change of use from public house to teaching centre (use class D1) including single storey rear extensions to building

13/01046 Application to vary condition 4 of planning permission 13/00116 to extend opening hours to between 0400 hours and 2300 hours on any day (including Sundays and Bank Holidays) – Granted subject to conditions

15/01088/FUL - First floor side extension - Approved

CONSULTATION RESPONSES

Highways and Engineering –

I do not expect an extension of this size to generate a significant volume of traffic.

The proposal has an associated car park and is well removed from other building in the area. Many visitors to the site will walk to and from the premises I will therefore conclude that the parking is adequate.

No changes are being made to the highways surrounding this building.

We have no highways objections to this proposal.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice posted, no observations have been received.

ANALYSIS

Visual Amenity

Policy P3 of the adopted Core Strategy requires all new developments to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

The proposed extension would be positioned over part of the existing yard area to the rear. The surrounding area comprises a variety of buildings and is a mixed commercial and residential area. Although a large addition to the existing teaching centre building, it is considered that the extension would appear as a subservient addition, matching the ridge height, and built to a similar style.

In terms of the proposed windows to each elevation, these would be proportionate in size and align well with existing openings in the side elevations. Given the size, design and positioning of the extension to the rear of the building, it is considered to be an acceptable extension.

The existing dual pitched roof over the single storey extension would be replaced by a lean to roof design; this is considered to be an improvement to the existing roof and would be of a similar pitch to the roof of the original building. Two roof lights would be positioned on the roof slope.

It is considered important that the materials of construction match those of the existing building and therefore a condition is recommended in this regard.

Given the above, the proposed development is considered to be compatible with the surroundings and would not create a harmful impact upon visual amenity. In light of this, the proposal is considered to be in accordance with Policies DM1 and P3 of the adopted Core Strategy and the NPPF.

Amenity

Policy DM1 of the emerging Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations. Policy G9 of the Core Strategy requires that final development does not lead to an increase in noise pollution

Neighbouring residential properties are located to the back of the site on Millfield Grove with the principle habitable room windows of No's 34-40 facing the rear elevation of the proposed two storey extension. The amended plans submitted show the two storey extension has been reduced by 2m in projection which results in a distance of 13.8m between the extension and the properties on Millfild Grove. The Council's Residential Development SPD states that a distance of 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room should be provided, although the extension falls 0.2m short of this distance, given the roof design of the gable which hips away from these neighbouring properties, the distance of 13.8m is considered acceptable in this instance to not have detrimental impact on the amenity of neighbouring occupiers.

Windows in the two storey extension would be provided in both its side elevations; the outlook from these windows would be onto car parking areas to the sides of the building and therefore would not harm the amenity of any neighbouring occupiers. As such, given the degree of separation from neighbouring residential properties and the design of the extensions, it is considered that the proposed extension would not have any undue impact on the occupiers of surrounding properties by way of overbearing impact, overshadowing or loss of privacy.

In addition, the teaching centre is an established use at the property, and therefore its extension and detached nature of the building is not considered to result in any harmful noise/nuisance which would be significantly more than existing.

It is therefore considered that no undue harm would be placed on any neighbouring properties, considering the scale, height, location and design of the proposed extensions and windows. It is not considered that any significant additional noise or nuisance would be created by the development to cause an undue impact upon neighbouring properties. In light of the above, the proposal would accord with Policies DM1, and G9 of the adopted Core Strategy, the SPD and the NPPF.

Highways & Parking

Policy T2 of the adopted Core Strategy relates to accessibility and Policy DM1 requires all development to provide satisfactory vehicular access with adequate parking and manoeuvring arrangements provided.

The teaching centre currently provides a car park to the western side of the building where employees can park and where children can be dropped off/picked up.

The Council's Highways officer has been consulted and does not offer any objections to the proposal and states 'that they do not expect an extension of this size to generate a significant volume of traffic. Many visitors to the site will walk to and from the premises, I will therefore conclude that the parking is adequate.

As such, it is considered no significant negative impact will be created upon the local network capacity as a result of this application. The proposal would not cause traffic congestion or harm the safety of pedestrians and other road users. The proposal would therefore adhere to Policies DM1 and T2 of the adopted Core Strategy and the aims of the NPPF.

RECOMMENDATION

AC

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 1:1250
- Existing floor plans and elevations – Drawing No.PL.1816.001A
- Proposed floor plans and elevations – Drawing No.PL.1816.002C

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 adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Report Author Mubeen Patel