

Application Number:	23/00126/HOUS
Location:	88 Walton Street, Heywood, OL10 2BD
Proposal:	Part first floor, part two storey and part single storey rear extension including Juliet balcony.
Applicant:	Khalili
Case Officer:	Bob Melling
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

The application refers to no. 88 Walton Street, a two storey, mid-terrace dwelling located in a residential area between Hopwood and Heywood. The application property adjoins nos. 86 and 90 Walton Street and faces the junction between Walton Street and Ullswater Grove. To the rear, the property borders a large playing field, beyond which lies the East Lancashire Railway. The street scene comprises a mixture of dwelling types and the subject property benefits from a small area of hard standing to the front and a sufficiently sized rear garden.

Description of Proposal

Permission is sought for a single storey rear extension with a lean-to roof that would infill the area between the existing single storey outrigger and common boundary with no. 86 Walton Street. This would feature a new exit door to the side elevation and a set of patio doors to the rear elevation with one roof light above. The submitted plans also indicate the erection of a first floor extension above the existing single storey outrigger and part of the proposed ground floor extension. This would feature a small hipped roof and Juliet balcony with a glass balustrade to serve a study. The proposed development is to be constructed in materials to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No letters of representation were received in response to the proposed development.

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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

Following concerns raised by the Case Officer in respect of the proportions of the proposed first floor extension, amended plans were submitted to increase the width of this aspect of the proposals.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Initially the application was submitted with a narrower two storey element. It was considered that the proportions of this would sit awkwardly against the host property

and therefore amendments were requested to increase the width of the first floor/two storey element.

Following the submission of amendments it is considered that the proposed development would be of an appropriate scale and design, connecting with the existing single storey outrigger to provide an extension that appears broadly consistent with the design language of the host dwelling and wider street scene. Whilst the proposed Juliet balcony with glass balustrade does not reflect the architectural age and style of the original build, it is not considered to be unduly harmful where the property is not of a particularly high standard of design, the extension is of an appropriate scale and the balcony is situated to the rear.

The development would be constructed in a material palette coherent with the host dwelling with a condition attached to ensure the materials match and promote a satisfactory standard of design.

In light of the above, the scale and design of the proposal is considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

The host dwelling does not face any residential development to the rear given the location of a substantial playing field. Therefore, the main consideration is the effect on the residential amenity of the adjoining dwellings.

Paragraph 4.4 states that balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage. The proposed Juliet balcony is sited approximately 2.2m from the common boundary with no. 90 Walton Street and 3.2m from the common boundary with no. 86. Given these separation distances and that the Juliet balcony does not consist of a raised platform, it is not considered that the balcony would result in an undue loss of privacy for the neighbouring occupiers.

Paragraph 5.6 of the SPD states “for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).” The proposed part single storey extension would project 2.69m from the rear elevation of the adjoining dwelling and is not considered to result in an undue overbearing or overshadowing impact on the adjoining dwelling.

Paragraph 5.9 states that planning permission will not normally be granted for two storey extensions 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). The proposed first floor extension would accord with the SPD in this regard and is not considered to result in an undue overbearing or overshadowing impact on the adjoining dwellings.

It is considered that all habitable rooms would receive sufficient natural light and that a sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, it is considered that the extensions accord with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

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
 - Existing and Proposed Site Plans
 - Existing First Floor Plan. Drg no. 001
 - Existing Ground Floor Plan. Drg no. 002 A
 - Existing Rear Elevation. Drg no. 003
 - Existing Side Elevations. Drg no. 004 A
 - Proposed Ground Floor Plan. Drg no. 005 A
 - Proposed First Floor Plan. Drg no. 006 rev B
 - Proposed Side Elevation. Drg no. 007
 - Proposed Side Elevation. Drg no. 008
 - Proposed Rear Elevation. Drg no. 009 rev B
 - Existing and Proposed Ground Floor Plans. Drg no. 010

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 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	07/06/2023	Signed: BM
Authorisation	26/06/2023	Signed: RC

Report Author Bob Melling