

Application Number:	23/00838/HOUS
Location:	42 Wood Top Avenue Rochdale OL11 4BD
Proposal:	Single storey side and rear extension, part single / part first floor rear extension including removal of chimney together part conversion of existing rear garage following demolition of existing single-storey side extension. Resubmission of 23/00252/HOUS
Applicant:	Mr Bobby Cross
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	No
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

42 Wood Top Avenue is a two-storey semi-detached property located in the Bamford ward of Rochdale and within a cul-de-sac estate. The property adjoins to 40 Wood Top Avenue to the west and sits forward of the property to the east, 44 Wood Top Drive and sits within an estate of similar properties many which have been the subject of development in past years. Vegetation runs along the side curtilage boundaries which provides a degree of screening to the property.

Description of Proposal

Permission is sought for a single storey side / rear extension and part single / part first floor rear extension. The side extension would project 2.8m from the side elevation and attach onto the existing garage at the rear and host 2no rooflights to the lean-to roof slope. The first floor extension would be constructed above the existing single storey protruding element at the rear and feature a pitched roof, not constructed to extend beyond the side wall. The part-single storey rear element would feature a lean-to roof with 1no rooflight and extend 3.3m from the existing rear elevation.

Permission is also sought for the insertion of 1no window to the side elevation, removal of the existing chimney to the side elevation and part conversion of the

existing rear garage to habitable living space all following demolition of the existing single storey side extension.

Relevant History

23/00252/HOUS Part single / part-two storey side, first floor rear and single storey rear extensions including removal of chimney together with incorporating and including part conversion of existing rear garage

Withdrawn

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. 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:

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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The proposal as a whole is considered subservient to the parent dwelling and would demonstrate good design principles whilst incorporating roof forms sympathetic to that on the existing. Whilst it is acknowledged the scale of the development can be considered a significant addition to the original dwelling, it is noted the dwelling is sited within an estate in which many dwellings have sought to alter the original form and external appearance of the dwellings with

the addition of extensions and alterations, most notably the adjoining dwelling, no.40 Wood Top Avenue which currently hosts a two-storey side extension half the width of the original dwelling as well as a two-storey rear pitched roof extension therefore the proposal is acceptable in this regard. Further to this, aforementioned above, the property hosts substantial hedges to the curtilage boundaries and sits within a quiet residential cul-de-sac estate therefore public vantage points of the extension are considered limited in this location.

With reference to the external facing materials, the proposal is considered to be constructed sympathetic to the existing material palette of the parent dwelling, utilizing red brick, concrete roof tiles and matching UPVC fenestration in order to remain in keeping with the existing visual amenity.

The removal of the existing chimney is not considered detrimental to the overall appearance of the existing dwelling and considered crucial to retaining an essential piece of character within the area given many dwellings have sought the removal of the chimney.

The insertion of 1no window to the side elevation is considered acceptable given it would match the design and proportions of those existing.

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

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

The overall development raises no immediate residential amenity to concerns to both the occupiers and the neighbouring dwellings and would accord to SPD projection distances for both single storey and first floor rear extensions outlined in the SPD. Furthermore shrubs run along all common boundaries therefore would reduce much of the impact. The side extensions itself also raises no amenity concerns given much of the development will be shielded by virtue of the high hedges that run along the common boundary between no.42 and no.44. The dwelling to the rear, Tyrone House, is not considered to be impacted by the works by virtue of an approx. 24m separation distance from the host dwelling, post development.

The insertion of the window to the eastern elevation does not present any immediate concerns given it would not directly face any other surrounding windows and not act as a principal window to a habitable room. Whilst the window would overlook the front garden of no.44, it is considered acceptable by virtue of no overriding need to reduce any overlooking to front gardens of properties and no obscure glazing condition is necessary.

Sufficient garden space would be retained post development given development is proposed to the front and the site would retain the significantly large gardens at both the front and rear.

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

The proposal would retain off-street parking for at least two vehicles following conversion of the existing garage. This would exceed the maximum car parking standards contained within appendix 5 of the Core Strategy which permits a 200% parking provision at this location. Further to this, the site lies on a quiet residential road with no through access to wider estates and it is not considered that the proposal would result in any undue impacts to public or highway safety. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 and the NPPF

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
- Proposed Site Plan
- 3216 – 02 Proposed elevations and floor plans

and the development shall be carried out in complete accordance with the approved drawings.

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 Policy DM1 and Policy P3 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	21.09.2023	Signed: CP
Authorisation	13.10.2023	Signed: TH

Report Author Chelsea Petrillo