

Application Number:	23/00579/HOUS
Location:	2 Mere Street Rochdale OL11 1HJ
Proposal:	Single storey rear extension following demolition of existing extension and the partial rebuild of existing boundary wall.
Applicant:	Shahzad Akhtar
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)?	No

Location

2 Mere Street is an end terraced property located in the Milkstone and Deeplish ward of Rochdale. The property adjoins to 4 Mere Street and sits adjacent to 1 Mere Street to the east. The dwellinghouse currently hosts a two-storey outrigger (considered as part of the original build) and three outbuildings, one of which hosts a garage with access via Norfolk Street. The property has rear access facilitated by double gates to the side site boundary.

Description of Proposal

Permission is sought for a single storey rear extension comprised of two components, both of which will be constructed with lean-to roofs and act as extensions to the existing kitchen space. The extension constructed along the northern boundary wall will project 3.7m from the rear elevation spanning 2.7m in length and the extension constructed along the southern boundary will project 3.6m from the outrigger and span a width of 2.9m. Development will be subject to the demolition of the existing outbuilding projecting from the outrigger.

A recent application for prior approval of similar extensions was refused as the extensions would have extended beyond a wall forming a side elevation of the original building, facing onto the highway.

Relevant History

19/00831/HOUS

Alterations to roof from a hip to gable including the erection of a rear dormer extension and removal of two chimney stacks

Withdrawn 04.10.2019

19/01225/CPL Application for a lawful development certificate for rear dormer extension including alterations to roof form from hip to gable and removal of two existing chimney stacks
Grant 04.12.2019

23/00259/HH42 Prior approval for a proposed single storey rear extension measuring 3.75m from the original dwelling (with a maximum height of 3.4m and height to eaves to 2.9m)
Refuse 10.05.2023

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. 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

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

Amendments

Amendments were sought to demonstrate how the proposed works would work with the existing boundary wall.

Assessment

Design: DM1 and P3

Policy P3 requires new development 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;". Paragraph 5.1 of the SPD sets out guidance for house extensions to which it states they should be designed to be in keeping with the host property and generally be subservient to it.

In respect to the existing dwellinghouse, the two-component extension would form a suitable addition to the rear of the dwelling given the works are

considered to visually respect the existing dwelling in reference to size, scale and massing. The works would not be so large they would appear overly dominant to the existing rear elevation and the proportions of the fenestration would match those on the existing build.

It is noted that although the extensions will stand taller in height than the existing brick boundary wall constructed along the northern boundary, the harm is not considered to be so severe that it would not be acceptable in this location. Most notably, the dwelling adjacent hosts a two storey extension therefore in principle, to stand upwards of the northern boundary wall would be acceptable.

With regards to the existing boundary wall along the north side elevation adjacent to the Norfolk Street highway, it is noted approx. 3.8m (projecting from the rear elevation) of this wall will be demolished to make way for the works. The development will facilitate the partial rebuild of this wall with the north-side elevation of the extension forming the infill of this boundary wall.

The extensions will be constructed with matching materials to the existing dwellinghouse therefore respecting the existing visual appearance of the house.

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

Paragraph 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” therefore paragraph 5.6 sets out maximum standards for attached properties to which it requires “a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)”. The plans do not indicate the extension will surpass the rear elevation of the two-storey outrigger at the adjoining property, 4 Mere Street, which is considered as part of the original build therefore in compliance with Paragraph 5.6.

There is not considered to be any harm to the directly adjacent neighbour to the rear, 1 Castlemere Street, nor the dwellings to the north, 193-195 Drake Street given the separation distance between the rear elevation and the surrounding dwellings.

Post development, it is considered sufficient garden space would be retained for the enjoyment of the occupiers. Furthermore, all habitable rooms are to receive adequate light and outlook. It is noted that although the dining room would receive minimal outlook, the roof light and sliding doors at the rear would provide sufficient light which would pass through to this room therefore sufficient enough to be acceptable in this instance.

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

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
 - 1982 /2 Proposed Site Plan, Floor Plan and Elevations (Received 23.08.2023)
- 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, 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 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	04.07.2023	Signed: CPetrillo
Authorisation	25.08.2023	Signed: TH

Report Author Chelsea Petrillo