

Application Number:	24/00175/HOUS
Location:	19 Shaddock Avenue Rochdale OL12 7QA
Proposal:	Part two storey / part single storey rear extension and insertion of 1no window to eastern elevation and alteration to fenestration on upper rear elevation
Applicant:	Mr & Mrs Dowling
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 29.04.2024	EXT OF TIME
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?	YES

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

Location

19 Shaddock Avenue is a two storey semi-detached property located in the Norden ward of Rochdale sited to the head of a cul-de-sac. The property fronts onto Shaddock Avenue and abuts Edenfield Road to the rear. The property adjoins to no. 21 Shaddock Avenue to the northwest and benefits from on-site parking and generous amenity space. The rear garden features a differentiation in land levels.

Description of Proposal

Permission is sought for a part single storey / part two storey rear extension projecting 3.3m at both ground and first floor level. The ground floor extension is to project the full width of the dwelling (retaining a 0.2m between the side elevation and common boundary shared with no.21 Shaddock Avenue) and first floor extension 3.8m from the south side elevation. Materials are to match those on the existing dwelling.

Permission is also sought for the insertion of 1no window to the eastern side elevation and the alteration to the colour of the upper floor existing rear fenestration from white to black.

Relevant History

14/00603/HOUS Two storey side extension

Granted July 2014

18/00043/HOUS Two storey side extension and alterations to front elevation
(Part-Retrospective)
Granted April 2018

18/00786/HOUS Erection of single storey detached outbuilding within front
garden
Granted August 2018

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties and a site notice was posted. None letter of neutral representation was received.

Neutral Representation

No objection to proposal pending access to required work is not via neighbouring side amenity space.

Officer Response *The above comment is a civil matter therefore does not constitute a planning material consideration to be taken into account when carrying out the assessment.*

Policy

National

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

Local

Places for Everyone Joint Development Plan (PfE) 2024:

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

Minor amendments were sought for clarity of the proposed plans.

Assessment

Design: DM1, P3 and JP-P1

Policy JP-P1 of the Adopted PfE JDP states new development should be distinctive, with a clear identity that “respects and acknowledges the character and identity of the locality in terms of design, siting, side, scale and materials used”.

The development as a collective is considered to visually respect the scale and external appearance of the existing dwelling and would be sited appropriately in the context of the original dwelling. The extension at both ground and first floor level would project a sensible distance relative to the depth of the host property.

Subservience is achieved by virtue of a 2.4m visual set down from the existing roof ridge of the main dwellinghouse.

The alteration to fenestration colour raises no concern given surrounding properties have also sought for the alteration to fenestration.

The extension would be seen in the context of that previously approved as well as the wider street scene along the Shaddock Close cul-de-sac therefore relates appropriately to the surrounding context to which the dwelling is sited.

Materials are to match that on the host property and both roof forms and window proportions would not give rise to any visual amenity concerns given they would largely match those on the existing dwelling. The alteration on the rear elevation from white to black UPVC raises no immediate concern given public viewpoints to this portion of the dwelling are limited.

The development would not encroach the raised garden levels to the rear therefore no concerns as to the topographical siting of the development is raised.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Amenity: DM1 and SPD

Residential amenity is considered under section 5 SPD to which the following paragraphs are relevant in the context of this application:

(5.6) For *single story* rear extensions:

- For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
- For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

(5.9) For *two storey and first floor extensions* to the rear:

“Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings 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)”

(5.10) Where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).

In relation to the above principles, when measured along the common boundary, the development is considered to be in accordance at both ground and first floor level in relation to the adjoining occupier, no.21 Shaddock Avenue. Whilst the extension is constructed close to the common boundary at an overall height of 3.4m, by virtue of the existing 3m boundary fence and taking into account development which can be implemented without the need for planning permission from the LPA, the single storey element of the extension is not considered to present any overbearing impact to the rear amenity space of no.21 Shaddock Avenue.

In relation to the adjacent property to the southeast, no.638 Edenfield Road, the development is not considered to be in such proximity it would pose any amenity concerns given the host property is sited on slightly lower ground level than the neighbouring property.

The adjacent property features a 180 degree siting in relation to the host property with the frontage being along Edenfield Road. An approx. 5m parcel of vacant space separates the two properties, thought to be in ownership of no.638. The development is not considered to present any amenity concerns in this regard.

All windows of the proposed extensions are considered to be Section 4 Space Standards compliant and would not pose any overlooking or loss of privacy impacts to surrounding neighbours. The newly proposed window to the side elevation is to host a bathroom and be obscurely glazed therefore no concern is raised as to any overlooking impact to the private rear garden of the adjacent property, no.638 Edenfield Road.

In terms of occupier amenity, all habitable rooms are to receive adequate light and outlook, post-development. Sufficient garden space is retained for the enjoyment of the occupiers.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD, PfE and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

The dwelling is to increase in no. of bedrooms by +1 to facilitate an additional bedroom within the first floor extension. No concern is raised as to adequate parking arrangements given the dwelling is currently in accordance with Appendix 5 Scheduled Parking Standards. No concern is raised to highway and pedestrian safety and 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:-
 - 230108/A3/1.001 Location & Site Plans
 - 230108/A3/1.002 Existing & Proposed Block Plans
 - 230108/A2/2.000 Proposed Layout Plans
 - 230108/A1/3.000B Existing & Proposed Elevations
 - 230108/A1/3.001 Existing & Proposed Perspectives

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 and that specified on the existing and proposed elevations plans (dwg no. 230108/A1/3.000B).

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	16.04.2024	Signed: CPetrillo
Authorisation	26.04.2024	Signed: TH

Report Author Chelsea Petrillo