Application Number:	19/00333/HOUS
Location:	14 Claymere Avenue Rochdale OL11 5WB
Proposal:	Demolition of existing conservatory and construction of new single storey rear extension
Applicant:	Mr Stuart Daniels
Case Officer:	Osian Perks
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

This application relates to a two storey, domestic property sited within a residential area of Rochdale. The property is built in a buff brick with pantiles to roof and uPVC windows throughout. A conservatory adjoins the rear elevation.

Description of Proposal

This planning application seeks permission for the demolition of the existing conservatory and the erection of a single storey rear extension. The extension would be built in a matching brick with a flat roof and roof lantern. It would extend 4m beyond the rear elevation of the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

None.

Representations

None 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):

'Guidelines and Standards for Residential Development' (2016)

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed single storey rear extension would be built in materials matching those of the host dwelling. By virtue of its siting to the rear and overall size, it would not constitute a prominent addition to the host dwelling. Whilst the proposed flat roof and roof light would not reflect the design language of the host dwelling and would appear as a more contemporary addition, it is not considered that it would constitute a wholly discordant addition to the dwelling that would detract from the character and appearance of the host property. Accordingly, the proposed development meets the relevant requirements of Policies P3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the *Guidelines & Standards for Residential Development* Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'*The following maximum standard will apply for single storey 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).* '

Paragraph 5.7 goes on to state:

> '*The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary. This is illustrated in figures 5 and 6'.*

By virtue of its siting in relation to the neighbouring properties directly adjacent (nos. 12 and 16 Claymere Avenue) and its overall size, the proposed extension would accord with the above guidance. It is considered that by virtue of its size, siting and design, the proposed extension would not result in the significant loss of light too, overlooking of or have an oppressive impact upon these two neighbouring properties.

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the *Guidelines and Standards for Residential Development SPD* also sets out space standards guidelines. It states that the following minimum space standards should be adhered to:

(i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);

(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);

(iii) *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).*

The proposed extension would be positioned approximately 14.6m from the rear boundary of the property directly to the rear (fronting Inchfield Close) and would thus accord with the above guidance. At such a distance it would not substantially overlook, result in a significant loss of light to, or have an oppressive impact upon the occupants of this property.

In light of the above, by virtue of its size, siting and design the proposed extension would accord with the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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 and Existing Site Plans (Drg Ref No: SP 01)
   - Plans and Elevations - As Existing (Drg Ref No: GA 01 Revision A)
   - Plans, Section & Elevations – As Proposed (Drg Ref No: GA 02)

   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 requirements of the adopted Rochdale Core Strategy.

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 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	31/05/2019	Signed: OP
Authorisation	31/05/2019	Signed: DA

Report Author Osian Perks