

APPLICATION NUMBER: 24/00290/HOUS

Application Number:	24/00290/HOUS
Location:	15 Jefferson Way Rochdale OL12 0BX
Proposal:	Two storey rear extension
Applicant:	RUTH BETTS
Case Officer:	Hamish Rigg
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

The application relates to 15 Jefferson Way, a two-storey end of terrace property in a residential suburb of Rochdale. The surrounding area is predominantly residential with a mix of semi-detached and terraced housing of similar design and material palette.

15 Jefferson Way faces north, overlooking the public highway and 26 Jefferson Way. It is adjoined by no. 13 to the east, whilst the western boundary of the curtilage fronts the adopted public highway. The rear boundary of the curtilage faces south and borders no. 48 & 50 Scarr Drive.

Description of Proposal

Permission is sought for a part two-storey, part single-storey rear extension. The two-storey element includes a gable end roof form, while the single-storey has a pitched lean-to roof. Additional fenestration includes a ground and first floor rear window, and a first-floor window and set of double doors on the western elevation. Proposed materials include red brick, concrete roof tiles, and UPVC fenestration, to match the host dwelling.

The proposed rear elevation would measure 4.3m in width. The single-storey element would project 4m from the host, with an eaves height of 2.3m and a maximum height of 3.4m. The two-storey element would project 2.9m, with an eaves height of 5m and a maximum height of 6.8m. The rear extension would be set away from the boundary with no. 13 by 1m.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 28/03/2024; no comments were received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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

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

Assessment

Design: DM1 and P3

Policies P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 139 states that development that is not well designed should be refused.

The extension follows a uniform design which would be in keeping with the host dwelling and the surrounding properties. The roof form at both levels is appropriate, whilst the fenestration is suitably arranged and proportioned. The use of matching materials would further aid integration with the host dwelling. Whilst the extension would be relatively large, it would be largely obscured from public view, and would remain subservient to the host.

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The SPD recognises that rear extensions should not be overbearing nor result in an undue loss of privacy or light for neighbouring occupiers. Therefore paragraphs 5.6

and 5.9 set a maximum projection of 3m and 2.4m for single-storey and two-storey rear extensions respectively, measured along the common boundary from the adjoining property's rear elevation. In both cases the projection can be increased, provided it does not extend beyond a 45 degree line or 30 degree line measured from the aforementioned points along the common boundary.

The proposed extension is set approx. 1m away from the common boundary with no.13 which accommodates an extra 0.5m at first-floor level and an extra 1.2m at ground floor level. The two-storey extension projects 2.9m and the single-storey extension projects 4m, therefore both elements comply with the SPD. By virtue of their compliance, the rear extensions are not considered to adversely impact on neighbouring amenity through overshadowing or reduced outlook and privacy.

In addition, paragraph 4.1 of the SPD sets out maximum space standards between habitable windows at an upper floor level. The proposed rear extension would include a bedroom at first floor level, considered to be a habitable room. Towards no. 50 Scarr Drive, a separation distance of 22m would remain which would comply with the SPD, and therefore maintain and protecting the privacy of neighbours and occupants. It is noted that the plans include an obscurely glazed window to the proposed rear bedroom, however this is not mandatory to comply with the SPD

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 proposed works would have no bearing on the current parking arrangements, and is 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:

- Proposed elevations: 24.3288.4
- Existing and proposed block plans: 24.3288.5A
- Proposed floor plans: 24.3288.3A
- Location plan

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 saved Rochdale Unitary Development Plan, 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 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	13/05/2024	Signed: Hamish Rigg
Authorisation	14/05/2024	Signed: Ryan Killeen

Report Author Hamish Rigg