

Application Number:	23/00633/HOUS
Location:	7 Bishop Street Rochdale OL16 2TE
Proposal:	Single-storey side porch extension, first-floor rear and side extension and insertion of new window to first-floor rear elevation
Applicant:	Fasil Soleman
Case Officer:	Sam Yuen
Recommendation:	Refuse

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

The application relates to no. 7 Bishop Street, a two-storey end terrace dwelling located in a residential area in Central Rochdale. The dwelling is adjoined by no. 5 Bishop Street to the north-east, adjacent to no. 9 Bishop Street to the south-west, and faces the highway to the north-west. The rear boundary of the curtilage borders the rear curtilages of nos. 57, 59 and 61 Roch Street to the south-east.

Description of Proposal

Planning permission is sought for a first-floor extension which projects a maximum 4.14m from the rear elevation and 1.6m from the side elevation. It is characterised by a cross-hipped roof and is set down 0.8m from the ridge line of the host dwelling with matching eaves to height. The proposed extension overhangs past the side elevation of an existing single-storey rear extension and would be supported by two columns. An additional window is also proposed on the first-floor rear elevation of the host dwelling.

The application also proposes a single-storey side porch extension which projects 1.37m from the side elevation and would be flush with the front elevation of the dwelling. It is characterised by a hipped roof and has a ridge height of 3.23m and a height to eaves of 2.48m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

22/01079/HH42 - Prior approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m and height to eaves 2.9m) – Prior Approval Not Required

Township/Member comments

N/A

Consultee responses

Highways and Engineering

For the size of the extended dwelling we would require the provision of two viable off-street parking spaces.

The current servicing arrangements would remain unchanged as a result of the development.

Highways do not expect there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

Highways raise no objection to this application, subject to the provision of the requested off-street parking spaces, and would not request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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

N/A

Assessment

Design: DM1 and P3

- ❑ Paragraph 130 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring they are “*sympathetic to local character.*”
- ❑ Paragraph 134 states “*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*”
- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “*of high quality design and take the opportunity to enhance the quality of the area*” and 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.*” In addition, Section 5.1 of the SPD states development proposals should be “*in keeping with the host property and generally should be subservient to it.*”
- ❑ The proposal seeks to construct a first-floor rear and side extension to accommodate two additional bedrooms. While the set-down of the extension and cross-hipped roof form would appear somewhat subservient and in keeping with the host dwelling, significant concerns are had with the design of the extension, the layout of which appears to have been deliberately arranged to meet the maximum standards set out in the SPD, to the detriment of the visual amenity of the development.

- ❑ The offset projection from the rear elevation would jut out above from an existing 6m single-storey flat roof rear extension, and would relate poorly to the forms and massing of the host dwelling. Moreover, the ground-floor void left by the first-floor extension overhang would be a poorly thought-out and unnecessary feature which appears awkward and incongruous to the existing rear elevation.
- ❑ Given the prominence of the proposed extension from the rear elevations of properties along Bishop Street and Roch Street, the proposal constitutes a wholly unacceptable standard of design which would inflict undue harm to the character and appearance of the host dwelling and surrounding area.
- ❑ For the avoidance of doubt, no concerns are had with the design of the proposed porch extension, the scale and roof form of which would be acceptable.
- ❑ The design of the proposal is therefore unacceptable and does not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ❑ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ❑ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - ❑ *“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.”*
- ❑ Section 5.9 of the SPD states first-floor extensions projecting *“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)”* would not normally be granted planning permission.
- ❑ The proposed first-floor extension would be sited a minimum approx. 25.43m from the directly facing principal window of rear facing no. 59 and approx. 12.18m from its direct facing curtilage boundary.
- ❑ The proposed first-floor extension also does not project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevations of adjoining nos. 5 and 9.
- ❑ On this basis, it is considered the proposed development would not result in significant amenity harm on the neighbouring occupiers.
- ❑ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ❑ 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”
- ❑ The proposal would increase the number of bedrooms from two to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained in the existing front driveway.
- ❑ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

Recommendation: Refuse

1. By virtue of its built forms, massing and design, the proposed first-floor extension and overhang constitute an irregular and incongruous addition to the host dwelling which would result in undue harm to the character and appearance of the host dwelling and surrounding area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- ❑ Location Plan
- ❑ Existing Site Plan
- ❑ Proposed Site Plan
- ❑ Existing Floor Plans and Elevations – Drawing No. 1 Rev. 1 dated 04/2023
- ❑ Proposed Floor Plans and Elevations – Drawing No. 2 Rev. 2 dated 04/2023

	Date	Officer
Report Completed	18/08/2023	Signed: SY
Authorisation	21/08/2023	Signed: RK

