

APPLICATION NUMBER: 24/00909/HOUS

Application Number:	24/00909/HOUS
Location:	14 Woodlands Avenue Rochdale OL11 5HJ
Proposal:	Single storey side and rear extension
Applicant:	Catherine and Mark Bearshaw
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 14 Woodlands Avenue, a two-storey semi-detached property in Bamford, Rochdale. Woodlands Avenue forms part of a residential estate comprising predominantly semi-detached houses of a similar design and material palette. The wider area is typically suburban with medium density housing, quiet streets, and vegetation.

No.14 faces west, overlooking its front garden and the public highway. It adjoins no. 16 to the north and borders no. 12 to the south. The rear boundary faces east, bordering the rear garden of 3a Moorgate Avenue.

Description of Proposal

Permission is sought for a single-storey side and wraparound extension, set back from the principle elevation by approx. 5m, comprising a hipped roof, a garage door, and additional fenestration. Proposed materials include red brick, artificial slate roof tiles, and white UPVC fenestration.

The development would involve the demolition of the existing garage and rear porch.

The side extension would measure approx. 3.5m (wide) X 5.9m (length) X 2.7m (eaves height) X 4m (maximum height).

The rear extension would adjoin the existing rear porch, taking the total measurements to 2.5m (height) X 1.7m (width) X 2.9m (depth).

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

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

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The proposed development follows a modest and uniform design, including an appropriate roof form, matching materials to the host dwelling, and an acceptable garage door design. Due to its siting and scale, the development would be relatively inconspicuous, therefore having a neutral impact on the character of the street scene.

The existing garage is not considered an especially attractive feature, and therefore its demolition is acceptable.

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. 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 proposed development is modest in scale, positioned discreetly, and would therefore cause no harm to the amenity of future or neighbouring occupants. In addition, the proposed rear extension would project no further than 3m from the rear elevation, and is therefore compliant with paragraph 5.6 of the SPD.

The proposed plans ensure that all rooms are served by natural light.

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 site would retain the maximum standard of two off-street parking spaces 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:

- Location plan: B453-04
- Proposed block plan: B453-06-Rev A
- Proposed elevations: B453-03/A
- Proposed ground floor plan: B453-02/A

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	26/11/2024	Signed: Hamish Rigg
Authorisation	28/11/2024	Signed: Ryan Killeen

Report Author Hamish Rigg