APPLICATION NUMBER: 19/00599/HOUS

Application Number:	19/00599/HOUS
Location:	2 Salkeld Street Rochdale OL11 1PS
Proposal:	Single storey side extension
Applicant:	Mr Farhat Nawaz
Case Officer:	Neil Harkin
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 2 Salkeld Street, a two storey end terrace dwelling in Rochdale. The application property is adjoined to 1 Nicholson Street to the west and is also adjacent to 124 Milkstone Road which is located across the highway of Salkeld Street. 4 Salkeld Street is located directly to the south of the street.

Description of Proposal

The application proposes the construction of a single storey rear extension which would project 3m with a maximum height of 3.7m.

Relevant History

80/D10550 - Change Of Use From House To Shop – Refused – June 1980

90/D25411 - Change Of Use From Dwellinghouse To Shop At Ground Floor And Store At First Floor Level – Refused – August 1990

93/D29142 - Retrospective Change Of Use Of Part Of Ground Floor Of Dwellinghouse To Jewellery Manufacture And Retail. – Refused – April 1993

93/D30072 - Change Of Use Of Part Of Ground Floor From Dwelling To Shop/Goldsmiths – Refused – December 1993

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to surrounding neighbours and no representations have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Amendments were received which altered the roof formation from a monopitch to a dual pitched roof and chamfered the corner to minimise impact upon neighbouring property.

Assessment

Design: DM1 and P3

The proposed extension would be designed with a dual pitched roof which, whilst not reflecting the hipped roof design of the original dwelling, would appear appropriate in the context of the site and surrounding area.

The proposed extension has been designed with a chamfered corner with 45 degree angle in order to meet the projection limit set by the Council's SPD. This is considered to be a contrived design which aims to maximise the available floor space of the extension and results in an unusual roof arrangement which is not considered to represent high quality design. However given the location of the extension, this chamfered design would not be highly visible from public vantage points and therefore, on balance, would be acceptable in this particular location.

The proposed extension would be constructed from materials which would match those used in the construction of the original building and therefore are 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 proposed extension would accord with the projection limit set by the SPD as it would not extend beyond a 45 degree line, drawn from a point 3m along the shared boundary, measured from the rear elevation of 1 Nicholson Street. As such, the proposed extension would not have a significant impact upon the occupants of 1 Nicholson Street.

The remaining outdoor space would be limited to a relatively narrow strip to the side of the property. However, this is not unusual in the surrounding area and, on balance, is considered not to be unacceptable to meet the needs of the occupiers. The proposed extension would include a single kitchen window which would face towards the boundary wall of the site with a minimal distance of 0.7m. This distance would not allow for a reasonable degree of outlook from this kitchen window, however it is acknowledged that this situation is replicated on many other habitable rooms at the ground floor of the property. Therefore it is not considered that this lack of outlook would unacceptably reduce the standard of living for the current or future occupants of the dwelling.

In light of the above, 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.

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
   - Existing Plans and Elevations – 1473/1
   - Proposed Plans and Elevations – 1473/2 (Received 17.07.2019)

   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.

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	17.07.2019	Signed: NH
Authorisation	18.07.2019	Signed: AT

Report Author Neil Harkin