APPLICATION NUMBER: 22/00577/HOUS

Application Number:	**22/00577/HOUS**
Location:	11 Linnet Hill, Rochdale, OL11 4DA
Proposal:	First floor rear extension and single storey rear extension including a first floor Juliet balcony to the rear
Applicant:	Mr Asim Dalat Ali
Case Officer:	Nicole Helliwell
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

The application relates to no.11 Linnet Hill, a two storey detached property located in a residential area in Bamford. The dwelling faces north-west onto the highway, adjacent to no.9 Linnet Hill to the east and no.13 Linnet Hill to the south-west. The rear boundary of curtilage borders Half Acre Drive. The property benefits from off road parking sited to the front of the dwelling, an attached double garage and a large rear garden.

Description of Proposal

The application seeks planning permission for a first floor rear extension and a single storey rear extension including a first floor Juliet balcony to the rear. The proposed single storey enlargement would project approx. 3m from the rear elevation of the original build. It would feature a maximum height of approx. 3m and a height to eaves of approx. 3m.

Relevant History

17/00145/HOUS: Proposed two storey front and single storey rear extension to dwelling (resubmission of 16/01469/HOUS) – Approved

16/01469/HOUS: Proposed two storey front and single storey rear extension - Withdrawn

Township/Member comments

Not Applicable.

Consultee responses

Drainage and Flooding Officer

The Drainage Officer visited the property and spoke to the Applicant, who explained the property's drainage system. It was explained that the drain at the rear of the property, within the grounds of no.11 garden takes only foul drainage from no.11. This indicates that the no.11 sewer is private within the gardens of no.11.

The no.11 sewer has two inspection chambers on the West and East side of the garden. This facilitates rodding and jetting maintenance. The Applicant advised that these 2no. chambers would be retained. When asked about protection of the sewers from the proposed new structures, the Applicant and the prospective builder (who was present on the site) advised that the foundations for the building will be piled but a lintel would be placed over the sewer crossing.

Assuming that the Officer has been accurately advised, then the provision of the new extension will continue to allow for maintenance of the sewer and is not a reason to reject the Planning Application. Since the extension would cover the sewer, making any future repair, the Applicant should be very confident that there is a good slope on the existing pipe. This could easily be checked by the Applicant pouring a bucket into the cover at the upstream end and observing how quickly the water arrives at the downstream chamber.

Representations

Letters of notification were sent to the neighbouring properties, one representation was received objecting to the proposed development. The neighbour's comments are summarised below:

Neighbour objections	***Officer's Comments***
Loss of light to the neighbouring property	The impact on the neighbouring properties has been assessed and the proposed development would not result in a loss of light to any neighbouring amenity.
Concerns were raised regarding drainage and whether the land would be suitable to sustain another extension	This concern has been addressed within the 'Drainage' section of the report.
Inaccuracy in the submitted location plan	The submitted location plan is based on an Ordnance Survey map and discrepancies are within the permitted tolerance at the demonstrated scale.

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
A request was made to reduce the size of the single storey rear extension. Revised versions of the proposed elevations, floor plans and site plan were received.

Assessment
Design: DM1 and P3

- Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application proposes a first floor rear extension Juliet balcony a single storey rear extension. The proposed development would be constructed in a material palette to match the host dwelling and wider street scene. The proposed first floor extension would feature a gable roof in keeping with the current roof form. However, the proposed single storey rear extension would incorporate a flat roof. Although flat roofs should generally be avoided, it is noted that the extension would have limited visibility from public vantage points given it's siting to the rear and therefore, on balance would be considered acceptable. The proposed development would also appear proportionate to the original build and would not feature a scale or massing which is overbearing or out of character with the surrounding area.

- Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."* The proposed first floor rear extension would be flush with the rear elevation of the host property but would be set substantially lower than the existing ridge line. On this basis, it is considered that the enlargement would have some form of subservience to the original build and would respect the visual amenity of the surrounding area.

Summary

- In view of the above assessment, 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

Overbearing and Overshadowing Impact and Privacy

- DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

- Paragraph 5.6 of the SPD states *"for detached properties a maximum standard of 4m should be appointed along the common boundary from the rear elevation of the adjoining dwelling."* The proposed single storey rear extension would not surpass the rear elevations of no.9 and no.13 Linnet Drive. Therefore, it is considered that the enlargement would have an acceptable impact on the neighbouring properties.

- Paragraph 5.9 states that *"planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project 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)."* The proposed first floor rear extension would not surpass the rear elevations of no.9 and no.13 Linnet Hill and would not result in any undue harm to the neighbouring amenity.

- The application also seeks to install two Juliet balconies at first floor level. The plans confirm that both balconies would serve bedrooms which are habitable rooms. It is noted that the balconies would measure approx. 18.7m to the rear boundary of curtilage and approx. 31.5m to the opposing property at no.43 Half Acre Drive. As such, the proposed development would accord with the SPD spatial standards and would have an acceptable impact on the neighbouring occupants.

Occupier Amenity

- The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

Summary

- In view of the above assessment, 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 development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

Drainage: G8

- One objection was received in relation to drainage and as such, the Council's Drainage and Engineering Officer was consulted on the proposal. Following a meeting with the applicant on site, the Officer was satisfied that the site could be adequately drained and could still be maintained should issues arise in the future and the development is therefore considered acceptable in this regard.

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. The permission relates to the following plans:
   - Location Plan
   - Existing Elevations, Floor Plans and Site Plan. Drg no.1870/1
   - Proposed Floor Plans and Site Plan. Drg no. 1870/2
   - Proposed Elevations. Drg no. 1870/3

   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 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.

4. The Juliet balconies hereby permitted shall not be brought into first use until the the railings are installed in accordance with drawing no. 1870/3, and for the avoidance of doubt the flat roof above the ground floor projection should not be used as a balcony.

   Reason: In the interest of amenity and in compliance with policy 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	06/07/2022	Signed: NH
Authorisation	15/07/2022	Signed: RK

Report Author Nicole Helliwell