APPLICATION NUMBER: 20/01190/HOUS

Application Number:	20/01190/HOUS
Location:	3 Dean Court Rochdale OL11 1TX
Proposal:	Proposed single storey extension to the front, first floor rear extension, garage conversion and insertion of new window to first floor side elevation
Applicant:	Mr Nazir Ahmed
Case Officer:	Majid Mir
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 3 Dean Court, a two storey semi-detached property in Rochdale. No. 3 Dean Court located close to the junction of Dicken Green Lane and the cul-de-sac of Dean Court. The property is adjoined to no. 1 Dean Court to the north east and shares a boundary with no.5 Dean Court to the south west. The property has a large front garden which is approximately 13.8m long and includes a driveway. To the rear of the property there are commercial premises that have been disused.

Description of Proposal

The application seeks permission for the following:

- Single storey front extension which would square off the existing projection at the property. The proposed front extension would project out from the front elevation by 2.55m and would be 2.53m wide. The single storey front extension will have a mono pitch roof and will be set flush with the existing projection that presently houses the garage and main entrance to the property.
- Conversion of existing garage to form a habitable room. A new window and a door to form the new entrance will be added to the front elevation.

- First floor rear extension which will project out by 3m from the rear elevation of the host property and be 5.35m wide. The first floor extension will be set in from the shared boundary of the adjoining property of no.1 by 0.5m. The first floor extension will sit on top of a larger existing single storey rear extension. It will have a hipped roof and will sit below the ridge line of the host property. It will house a new larger bedroom and ensuite.
- A new first floor window to the side elevation of the host property. The window will be a secondary window for the enlarged bedroom.

Relevant History

89/D23734 - Single Storey Rear Extension To Dwellinghouse - Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Highways And Engineering
No comments were raised.

Representations

Letters of notification have been sent to neighbouring properties and a site notice was placed within the vicinity of the site. No representation has 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

None Applicable

Assessment

Design: DM1 and P3

- The proposed single storey front extension would square off an original ground floor projection that is presently used as a garage and the main entrance in to the property. There are a number of properties in close vicinity to no. 3 that have a similar design feature of the projection to the front for a garage. However, many have been adapted from the original design; some are used as garages, some have been converted, some have mono pitched roofs, whereas others have flat roofs. Additionally, the design feature cannot be found on all the properties along Dean Court. Most notably, the properties on the opposite of the road to no.3.
- No. 3 does sit in a prominent position within the area, due to it sitting close to the entrance of the cul-de-sac. However, no. 3 is set back from the highway by approximately 13.8m and is set on slightly lower ground than the highway. The proposed single storey front extension would be visible from the highway but would not be very prominent due to the property being set back from the highway and the topography.
- The design of the properties with the projection have some design value, but overall, the quality of design of the properties is not of a high standard. The addition of the proposed extension would remove some of the symmetry between no.1 and no.3 Dean Court. However, the proposed single storey front extension, though slightly prominent, would not unduly impact on the design or character of the property, or the visual amenity.
- The design of the proposed extensions are of a standard design and will use similar materials to the host property. It is therefore considered that the proposed extensions would be in keeping with the host property.
- In regards to the proposed first floor rear extension. The proposed extension would have a hipped roof and the ridge would be approximately 0.8m below the ridge of the host property. The proposed first floor extension would give the appearance of subservience to the host property.
- The proposed first floor rear extension would be visible from Dicken Green Lane, and would have somewhat of a negative impact on the visual amenity of the street scene.
- The fenestration would be generally in line and is considered acceptable.
- On balance, 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

- In regards to the proposed single storey front extension, the SPD does not provide guidance in relation to the impact on extensions to the front elevation as it does for the rear elevation. However, using the guidance for the rear for the front, the first floor of the proposed side extension would project 2.55m beyond the front elevation of no.5 Dean Court. It is therefore considered that proposed single storey front extension to no.3 would not unduly impact on the amenity of no.5.
- In regards to the proposed first floor rear extension, the proposed extension would project out by 3m from the rear elevation of the host property. The proposed first floor rear extension would be set in from the shared boundary with no. 5 by 1.35m and 0.5m from the shared boundary with no.1. It is noted that no. 1 already has single storey rear extension close to the shared boundary which projects beyond the rear elevation of no.3. The proposed first floor rear extension would meet the requirements set out in the SPD, and

would not project beyond the 30 degree line measured from the shared boundaries.

- It is considered that the proposed single storey front extension and the proposed first floor rear extension would not unduly impact on the amenity of any of the neighbouring properties.
- The application also proposes to include a window on the first floor of the side elevation of the host property. No.5 has no windows on the side elevation facing no.3. Due to the location of the proposed window, it is considered that addition of the window would not lead to greater concerns of overlooking.
- The proposed first floor rear extension would see a new smaller window inserted in to an existing bedroom. The new window will see a reduction in the amount of direct light entering via the window and the proposed extension will cause some overshadowing. However, the window faces south east and the amount of direct light lost would not be sufficiently enough to refuse the application.
- On balance, 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 proposal will see no changes in the number of bedrooms, however the proposal will see the removal of the existing garage. The property will retain off-street parking for at least two vehicles. Additionally, the highways department had no comments in regards to the proposal.
- The proposed parking arrangements are 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
   - Existing elevations, existing plans and existing site plan. Drawing no: 1650/1.
   - Proposed plans and proposed site plan. Drawing no: 1650/2
   - Proposed elevations. Drawing no: 1650/3

   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 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	12/11/20	Signed: MM
Authorisation	23/11/20	Signed: EH

Report Author Majid Mir