APPLICATION NUMBER: 20/01097/HOUS

Application Number:	20/01097/HOUS
Location:	17 Deacon Street Rochdale OL16 2TB
Proposal:	Two storey side extension and part two storey, part single storey rear extension and new window on th first floor of existing rear elevation after removal of existing porch
Applicant:	Mr Mohammed Abdul Ahad
Case Officer:	Majid Mir
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**

Location

The application relates to a two storey end of terraced property located on a corner plot in a cul-de-sac in Rochdale. No. 17 Deacon Street occupies a triangular shaped plot with a large rear garden. The properties on corner plots on Deacon Street have larger plots that the mid-terraced properties.

No. 17 Deacon Street faces north east, and is adjoined to no. 19 Deacon Street to the north west. To the south east, no.17 shares a boundary with no.15 Deacon Street. No. 15 is also located on a corner plot, and has a large side and rear two storey extension, similar to the applicant's proposal. To the rear of no. 17 are a number of garages that service some of the local properties. To the south, no. 17 shares a boundary with 38 to 44 Bishop Street.

Description of Proposal

The application seeks permission for a two storey side extension and part two storey/part single storey rear extension. The proposed extension will wrap around the property. The proposed extension to the side will be set back by 2m and will project out from the side elevation of the host property by 3.6m.

To the rear, the ground floor element of the proposed extension will run along the whole width of the host property and be located adjacent to the boundary no. 19. The first floor element of the proposed extension to the rear will be set in from the neighbouring property of no. 19.

Due to the boundary line being set at an approximate 77 degree angle, the distance between the shared boundary and the first floor element of the proposal differs depending on where it is measured. If measured from the rear elevation, the first floor element is set 1.6m from the shared boundary. Measured from the rear elevation of the proposed extension, it is set 0.9m from the shared boundary. The ground floor and first floor element of the proposed extension will project out from the rear elevation of the host property by 3m.

Relevant History

08/D51425 - Two Storey Side And Single Storey Rear Extensions And Erection Of Front Porch - Grant subject to conditions - 09 Dec 2008.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties 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

None Applicable

Assessment

Design: DM1 and P3

- The host property has a total footprint of 39.1sqm, when including the porch. The proposed extension would add an additional 42.45m2 to the property, resulting in the total footprint of the extended property being 81.55m2, an increase of 109%. The proposed extension would therefore not be subservient to the host property and result in an incongruous addition to the host property, having a detrimental impact on the character of the original property.
- It is noted that the neighbouring property of no. 15 Deacon Street has had two similarly sized approved extensions (08/D51424 and 15/00824/HOUS). This has led to the footprint of no.15 approximately doubling in size. However, these applications were determined prior to the adoption of the Core Strategy and the SPD. Furthermore, the rear of no.15 is screened from view from the street scene by the properties on Bishop Street, whilst No. 17 is visible from Cook Terrace.
- When looking from Deacon Street, due to the location of the property on the corner plot of a cul-de-sac, it is not in a prominent position within the street scene. The front elevation of the proposed extension would not be prominent owing to the location of the plot, and the proposed extension being set back. However, the proposed extension will be visible from the rear on Cook Terrace. This part of Cook Terrace primarily services the rear of the properties on Deacon Street and Halifax Road.
- The design of the roof would responds well with the host property. The use of a hipped roof design, which is commonly used in the immediate vicinity, is considered satisfactory.
- Therefore due to its design, size and massing, the proposed extension would result in an extension with significant mass which would be an incongruous addition to the host property. It would therefore not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- There will be a window in the front facing elevation of the proposed extension, adjacent to the side elevation of no.15. It will directly face the bathroom window on the first floor. However, the window has obscure glazing and is not a habitable room.
- The proposed extension to the side would be approximately 4.3m from the bedroom window on the side elevation of no.15. It is noted that there is an existing mass of vegetation that currently limits the amount of light to this window. However, the addition of the proposed side extension will exacerbate the situation and would cause considerable overshadowing of the window.
- The application proposes to add a new window to the existing rear elevation to service the existing bedroom. It is noted that the rear elevation of the host property faces south west. The proposed extension will result in limited light being provided to this window due it projecting out 3 m to the south of it. This will cause overshadowing on the proposed new window however not sufficiently enough to refuse the application.
- In relation to no.19, the proposed extension meets the requirements set out in the SPD. It is therefore considered that the proposed extension would not unduly impact on the amenity of no.19 Deacon Street.

- The proposal will see a slight loss of garden space however, the property would retain ample garden space to the rear.
- The proposal would unduly impact on the amenity of the occupants of neighbouring property and therefore would not be in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The proposal will see an additional 3 bedrooms added to the property, which will see it increase to five. However, there is off-street parking available for two vehicles.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Refuse

1. The proposal, due to its design, size and massing would result in an extension with significant mass, which would appear as a dominant and incongruously sized addition to the detriment of the character and appearance of the host property. As such, the proposal is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2. By virtue of its siting, size and design, the proposed two storey side extension would result in an unacceptable loss of light to the first floor window in the side elevation of no. 15 Deacon Street. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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.

	Date	**Officer**
Report Completed	30/10/20	Signed: MM
Authorisation	3/11/20	Signed: KN

Note to applicant:

For the avoidance of doubt this decision relates to the following plans:

Location plan
Existing plans, site plan and elevations. Drawing number: 1633/1
Proposed floor plans. Drawing number: 1633/2
Proposed elevations and proposed site plan. Drawing number: 1633/2

Report Author Majid Mir