APPLICATION NUMBER: 20/01462/HOUS

Application Number:	20/01462/HOUS
Location:	58 Syke Road Rochdale OL12 9TD
Proposal:	Raised platform consisting of timber deck on steel frame to rear - Resubmission of 20/00936/HOUS
Applicant:	Mr G. Eyre
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 58 Syke Road, an end of terrace property in Rochdale. Due to the land falling away towards the rear of the property, the front has two storeys whereas the rear has three. The underground floor, has an external door that leads in to the rear garden. The property is adjoined to no. 59 Syke Road to the north and to the south is no. 55 Syke Road. There is an access road that separates no.59 and 55.

To the front and rear of the property are large areas of open space, 58 Syke Road and the properties along this part of Syke Road are not within the Defined Urban Area, but rather sit within Protected Open Land. To the rear of 58 Syke Road, there is a pedestrian access path for the properties on Syke Road. Behind the path is Protected Open Land and land that is identified as Green Belt Land.

Description of Proposal

The application seeks permission to construct a raised platform to the rear of the property. A 1.8m high obscured glazing panel is proposed on the side of the proposed raised platform that faces no. 59 Syke Road (north facing). The proposed raised platform will be constructed out of a black steel frame, timber decking for the floor, glass panels and stainless steel handrail.

The proposed raised platform would be approximately elevated by 2.35m with the height measured from the ground to the top of the balustrade being approximately 3.45m. The height when measured from the ground to the top of the obscured glazing screen facing towards no. 59 Syke Road would be approximately 4.15m. The proposed raised platform would project out from the rear elevation of the host property by approximately 2.5m and would be approximately 4.85m wide. The proposed raised platform will be set in from the shared boundary with no. 59 by approximately 1.25m.

Relevant History

20/00936/HOUS - Raised platform consisting of timber deck on steel frame to rear. Decision: Refuse. Reason for refusal:

> *The proposed raised platform to the rear elevation of no.55 Syke Road would result in significant overlooking of the neighbouring garden and loss of privacy to the rear window on the ground floor of no. 59 Syke Road. As a result there would be a significant loss of privacy for the current and future occupants of no. 59. The proposal would therefore fail to accord with the Council's Guidelines and Standards for Residential Development SPD, policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.*

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was placed in 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
G/D/10 Protected Open Land

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 design of the proposed raised platform, including the glass panels is considered acceptable in terms of visual appearance. It is noted that a neighbouring property has a raised platform that is similar in size and design as the proposed. Given that it is placed to the rear of the property, the proposed raised platform will be screened from view. It is therefore considered that it would have limited impact on the visual amenity of the street scene.
- At present the bins are stored underneath the frame of the proposed raised platform, it is expected that the bins would continue to be placed there when not in use and out of view from the street scene.
- 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 SPD states that elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage. They should be carefully designed to prevent unreasonable overlooking of neighbouring properties.
- The proposed floor of the raised platform would be approximately 2.35m high, and would be at ground floor level relative to the front of the house. However, as noted above, the land falls away therefore the rear garden is located at the lower ground floor level. The proposed raised platform has been amended from the previous application by adding a 1.8m obscure glazing panel on the side of the raised platform that faces the adjoining property of no. 59 Syke Road. The addition of the obscure glazing panel would sufficiently screen the rear ground floor window and the rear garden of no. 59 Syke Road to prevent unreasonable overlooking.
- The proposed raised platform does not include any obscure glazing on the side facing towards no. 55 Syke Road. It is considered that the addition of the proposed extension would not cause an unreasonable level of overlooking of the rear of no. 55 owing to the use as the garden as a drive rather than rear garden.
- It has also been noted, that the neighbouring property of no.54 Syke Road already has similar raised platform. However, there is no record of a planning application for the raised platform. Additionally, the platform is screened by the elevation of no.53 Syke Road on one side and on the other side is no.55 Syke Road. As noted the impact of overlooking on no.55 is less significant due to the garden area being used as a drive.

- 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 have no impact on the availability of off-street parking or on-street parking.
- 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:

   - New deck existing and proposed plans and elevations. File name: dwg-tjba-eyre-58 syke rd-200720. Dated Nov 2020

   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 development shall be carried out in full accordance with the details of materials as indicated on the plans hereby approved and retained as such thereafter.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The raised platform hereby approved shall not be brought into use until the obscure glazed screen facing no. 59 Syke Road has been erected in full accordance with the details shown on the approved plans. The screen shall be retained as such at all times thereafter.

   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 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	20/01/21	Signed: MM
Authorisation	21/01/21	Signed: EH

Report Author Majid Mir