

Application Number:	23/00881/HOUS
Location:	1 Great Flatt Rochdale OL12 7AS
Proposal:	Two storey side extension, first floor side and rear extension, two storey rear extension, and insertion of 2no ground floor windows.
Applicant:	MR AZAD MOHAMMAD
Case Officer:	Chelsea Petrillo
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

1 Great Flatt is a two-storey corner plot property located in the Spotland and Falinge ward of Rochdale to which it benefits from substantial garden space and on-site parking and borders both the Great Flatt and Ings Lane highways.

Description of Proposal

Permission is sought for a two storey side extension together with a first floor side and rear extension (constructed over the existing detached garage to form habitable living space) and a two storey rear extension. Permission is also sought for the insertion of 2no ground floor windows on the existing detached garage.

It is noted the development was approved under the previous application 22/01133/HOUS to which the scheme remains the same. However, a non-material amendment application was submitted regarding the siting of the roof. This alteration was deemed to be material amendment as a result of the lack of subservience and that application was withdrawn. Therefore this current application assessed the new roof design following withdrawal of the ANM application.

Relevant History

16/00271/HOUS

Extension to front of existing detached garage
Granted March 2016

22/00160/HOUS

Single storey front extension, part two storey/single storey side extension, two storey rear extension and first floor extension to

existing garage including insertion of 2no ground floor windows

Withdrawn April 2022

22/01133/HOUS

Two storey side extension, first floor extension to existing garage, two storey rear extension including insertion of 2no ground floor windows - Resubmission of 22/00160/HOUS

Granted November 2022

23/00986/ANM

Non material amendment to planning permission 22/01133/HOUS [Two storey side extension, first floor extension to existing garage, two storey rear extension including insertion of 2no ground floor windows - Resubmission of 22/00160/HOUS] for alterations to roof

Withdrawn June 2023

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

As with previously approved applications for this site Highways main concern would be parking provision for the extended dwelling. For the size of the dwelling we would require two viable off street parking spaces to be included within development proposals.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect that there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

Highways raise no objection to this application, subject to the provision of the requested off street parking spaces, and we would not request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties. No letters of representation were received.

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

None Applicable

Assessment

Design: DM1 and P3

Section 5 of the SPD sets out guidance for house extensions to which it states that they should be designed to be in keeping with the host property and generally be subservient to it.

With reference to the previous application, the scheme, with the exception of the new roof design, remains an approval given no changes have been made under this current application.

The new roof design primarily relates to the setting down of the two-storey rear extension to which the initial application approved a set down of approx. 0.5m whereas the current application proposes a set down of 0.25m in which, although not significant, it would remain subservient to the original dwellinghouse by virtue of a set down. The roof design remains hipped in its overall form therefore considered to remain visually acceptable to the existing visual amenity of the original dwellinghouse.

The overall appearance of the dwellinghouse is not considered to be compromised by virtue of the new roof design given the minimal nature of the change in comparison to that already approved when viewed from both the Great Flatt and Ings lane highway. The submitted planning application states the materiality of the roof would be concrete tiles to match that on the existing and that outlined within the previous application.

The design of the proposal therefore remains acceptable and the new roof design is considered to be constructed in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under the SPD and Policy DM1 of the Council's adopted Core Strategy to which it states "All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings" and "proposals should not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties".

By virtue of the minor roof alteration regarding the reduction of the set down, the proposed development remains in accordance with policies DM1, the SPD and the NPPF and would not give rise to any additional amenity concerns not already outlined and addressed in the original report. There are no further material considerations which have been changed within the application which would require further assessment therefore the application remains acceptable in terms of amenity considerations.

Highways and Parking: DM1 and T2

As requested by the highways dept, the applicant is expected to demonstrate that two viable off street car parking spaces can be provided in accordance with Schedule 5 Car Parking Standards for 2+ bed dwellings outside the town

centre. The previous application stated that whilst the space on the existing driveway will be reduced by the development, two off-street car parking spaces can still be accommodated within the plot therefore parking arrangements remain acceptable and 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. The permission relates to the following plans:
 - Rev F LC21317 Elevations and Floor Plans

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

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	25.09.2023	Signed: CP
Authorisation	16.10.2023	Signed: TH

Report Author Chelsea Petrillo