

Application Number:	22/01432/HOUS
Location:	68 Newhouse Road Heywood OL10 2NU
Proposal:	Single storey side extension
Applicant:	Mrs Gaynor Lord
Case Officer:	Bob Melling
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 refers to no.68 Newhouse Road, a detached bungalow located in Hopwood Hall. The dwelling faces west onto the highway, adjacent to no.66 to the south and adjacent to a public footpath to the north.

Description of Proposal

Permission is sought for a single storey side extension that projects 3.4m from the host dwelling and has a width of 3.86m. It has a gable roof with a maximum height of 4.9m and a height to eaves of 3m. It is to be constructed in brickwork, roof tiles and uPVC to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and no representations 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

N/A

Assessment

Design: DM1 and P3

- ② 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.”*
- ② The application relates to a single storey side extension. The proposed development would be constructed in a material palette in keeping with the host property and sympathetic to the wider street scene. The proposed enlargement would also incorporate a gable roof coherent with the current roof form. The extension would not appear overbearing or out of character

with the surrounding area and it would respect the visual amenity of the host dwelling.

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

- ☐ The proposed development would be located adjacent to a public footpath and would not project beyond the front and rear elevations of the host dwelling. Therefore, it is not considered that the proposed extension would have an overbearing or overshadowing impact on the neighbouring dwellings.
- ☐ The proposed fenestration would comply with the separation distances outlined in Section 4.1 of the SPD and is not considered to result in an undue loss of privacy for the neighbouring dwellings.
- ☐ The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.
- ☐ In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would accord with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Whilst the proposed extension would reduce the off street parking available on the site, the site would retain off street parking for three cars and would adhere to the requirements of Appendix 5 of Policy T2 of the CS.

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:
 - Existing Plans. Drg no. 001. Rev P01
 - Existing Elevations. Drg no. 002. Rev P01
 - Proposed Plans and Details. Drg no. 003. Rev P01
 - Proposed Elevations. Drg no. 004. Rev P01.
 - Existing & Proposed Site and Location Plans. Drg no. 005. Rev P02.

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	08/12/2022	Signed: BM
Authorisation	06/01/2022	Signed: AT

Report Author Bob Melling