

Application Number:	22/01460/HOUS
Location:	7 Pike Street Rochdale OL11 1PB
Proposal:	Single storey rear extension following demolition of existing shed
Applicant:	Mr Fahim Mukhtar
Case Officer:	Chelsea Petrillo
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

This application relates to no.7 Pike Street, a two-storey terrace dwelling located in the Milkstone and Deeplish ward of Rochdale. The dwelling adjoins to no.5 Pike Street to the north and no.9 Pike Street to the south. The rear boundary of curtilage borders an alleyway and sits adjacent to the rear garden of no.6 Penrith Street. The overall street layout is comprised of terrace dwellings.

Description of Proposal

The application is seeking permission for a single storey rear extension following demolition of the existing shed. The proposed extension will project 5m from the rear elevation matching the projection of the extension currently in place. It would feature an overall height of 3.2m and host a pitched roof, matching that of the original dwelling. The extension will host a kitchen and store.

Relevant History

12/55882/HOUS Single storey rear extension to dwelling. - GRANTED 15.10.2012

22/01245/HH42 Prior notification for a single storey rear extension measuring 4.90m from the rear of the original dwelling (with a maximum height of 3.50m and height to eaves 2.60m). - REFUSED 03.11.2022

1. The proposal does not constitute permitted development by virtue of non-compliance with the requirements of Criterion (b), (i) and (k) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that

as a result of the proposal, the total area of ground covered by buildings within the curtilage of the dwelling (other than the original dwelling) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling). Also, the enlarged part of the dwelling would be within 2m of the boundary of the curtilage, and the height of the eaves of the enlarged part (that is the point where the outside wall meets the roofslope) would exceed 3m. The plans also fail to indicate whether there would be alterations to the existing soil and vent pipe. Furthermore, the proposal would not be wholly within the curtilage of the dwelling.

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification of the proposed development were sent out to six neighboring properties. 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

- ☐ Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they "are of high quality design and take the opportunity to enhance the quality of the area". Policy P3 of the Rochdale Core Strategy states new developments must "enhance the boroughs 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".
- ☐ The development ensures the overall character of the street scene is not compromised as a result of the proposed extension. It is noted although the rear gardens along Pike Avenue and neighbouring streets are small in size, most properties host extensions and stores to the rear.

- ☐ The proposed design of the extension is in keeping with the host property and is generally subservient to it, utilizing high quality materials (brick and blockwork) to match the existing build.
- ☐ The proposed roof style would replace the existing flat roof to host a pitched roof matching that of the style on the original dwelling.
- ☐ The windows style proposed to the south elevation of the extension is sought to match those of UPVC on the host dwelling. The window scale would be in keeping to those on the existing.
- ☐ Bin storage arrangements are not thought to be impacted as a result of development. It is noted the property borders a shared alleyway to the rear therefore existing bin provisions, which would be sought to the rear, and storage requirements are not compromised.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ In reference to local policy, the merits of the single-storey side extension would conform to space standards set out in the SPD under Paragraph 4.1 where “All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings”.
- ☐ The existing single storey side extension would have a total height of 2.6m at its highest point. The proposed extension would project 0.6m higher than the existing. It can be seen from the proposed plans the extension is planned to cover a larger width of the rear garden. Although it is acknowledged the extension will reduce the outdoor amenity space on the occupiers, it is considered that the remaining space would be sufficient for a property of this size.
- ☐ Whilst the extension would result in some overshadowing and loss of outlook to the existing dining room window, it is noted that the extension will be located to the north of this window therefore not posing an unacceptable loss of light.
- ☐ It is not thought the extension will cause unacceptable harm to the adjoining property given the existing single storey rear extension already in place. It is also noted no.5 Pike Street hosts a rear extension of similar size however not close to the common boundary. The proposed windows is not thought to pose a loss of privacy to no.9 Pike Street as each dwelling is separated along common boundaries to the rear by a partition wall.

Summary

In view of the above assessment, 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 proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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
 - 1966/1 EXISTING ELEVATIONS, FLOOR PLANS & SITE PLAN
 - 1966/2 PROPOSED ELEVATIONS, FLOOR PLAN AND SITE PLANAnd the development must be carried out in accordance with the 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 Policy DM1 and Policy P3 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	16.01.2023	Signed: C.Petrillo
Authorisation	27.01.2023	Signed: A. Truman

Report Author Chelsea Petrillo