

Application Number:	23/01106/HOUS
Location:	3 Derwent Drive Littleborough Rochdale OL15 0BT
Proposal:	Erection of a single storey rear extension following demolition of existing conservatory
Applicant:	Mr Tom Lawlor
Case Officer:	Hamish Rigg
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

The application relates to 3 Derwent Drive, a detached two-storey property which sits on an estate of similar post-war dwellings in the Smithy Bridge area, circa, 450m west of Hollingworth Lake. The property sits on the corner plot between Starfield Avenue and Derwent Drive fronting the public highway to the north and no.4 and no. 6 Derwent Drive. The western elevation overlooks the public highway and no.2 Starfield Avenue, whilst the adjacent property to the east is no.1 Derwent Drive.

Description of Proposal

Permission is sought for a single-storey rear extension following the demolition of the existing conservatory. The proposed extension includes a pitched gable roof; a double window on the rear elevation; a set of bi-folding doors on the eastern elevation; and a single skylight on the east-facing roof. External materials include red brick to all elevations, UPVC windows and doors, and grey slate roof tiles.

The extension would measure approx. 4.8m in width; 3.3m in depth; 2.5m in height to eaves; and 3.7m in maximum height.

Relevant History

None

Township/Member comments

Not applicable

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 26/10/2023. No objections were raised.

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

The proposed rear extension would be a modest addition to the host dwelling which would match the design language of the host dwelling through its form and materiality. Given the siting to the rear and sensible design choices, no concerns are

had in respect of the appearance of the extension and as such would comply with CS policies P3 and DM1 and the NPPF.

Amenity: DM1 and SPD

Given the siting and scale of the proposed extension and proximity of the nearest occupiers, the extension would accord with all relevant requirements in the SPD and therefore no concerns are had in respect of the impact on the amenity of nearby occupiers. The extension would therefore comply with the requirements of Policy DM1 of the CS and the NPPF.

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:

-PROPOSED ELEVATIONS: FO 09235853/4 A
-PROPOSED FLOOR PLANS: FO 09235853/3 A
-LOCATION PLAN: FO 09235853/5 A

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 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 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	27/11/2023	Signed: Hamish Rigg
Authorisation	04/12/2023	Signed: Ryan Killeen

Report Author Hamish Rigg