

Application Number:	23/00846/HOUS
Location:	13 Mill Nook, Rochdale, OL12 0HS
Proposal:	Two-storey side and single-storey front extension
Applicant:	Muhammad Marouf
Case Officer:	Sam Yuen
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 13 Mill Nook, a two-storey semi-detached dwelling located in a residential area in Syke. The dwelling is accessible via a private driveway at the end of a cul-de-sac and is adjoined by no. 11 Mill Nook, adjacent to nos. 80 and 82 Joy Street to the south, adjacent to no. 15 Mill Nook to the west and faces the highway to the north-west. The rear boundary of the curtilage borders the rear curtilage of no. 17 Jefferson Way to the east. The property adjoins an adopted footpath to the south which connects Joy Street to a rear access road.

Description of Proposal

Planning permission is sought for a two-storey side and single-storey front extension which projects 3.3m from the side elevation and 1.22m from the main front wall of the dwelling. The two-storey side extension is characterised by a hipped roof form which is set down 0.1m from the ridge line with matching height to eaves. The first floor of the side elevation is set back from the main front wall of the dwelling by 0.25m. The front extension would be flush with the existing front porch, is characterised by a lean-to roof form and has a ridge height of 3.6m and a height to eaves of 2.75m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

04/D43479 - Single Storey Side Extension To Dwelling - Grant subject to conditions

06/D48312 - Private Garage - Grant subject to conditions

10/D53702 - Two Storey Side And Single Storey Front Extensions To Dwelling – Withdrawn

10/D53988 - Single Storey Side And Front Extension To Dwelling (Resubmission Of D53702) - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed extension would seem to have no impact on current parking provision, which is in line with current Council parking standards.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. Two objection letters were received with the following concerns:

- ☐ The proposal would be intrusive and would encroach and infringe on the adjacent properties;
- ☐ The proposal would interfere and infringe on the privacy of adjacent occupiers;
- ☐ The proposal would devalue the adjacent properties;
- ☐ The proposal may potentially overshadow the adjacent properties.

Officer's Comments:

- ☐ Concerns relating to the visual impact of the proposed development are addressed under the 'Design' heading of the report.

- ❑ Concerns relating to overshadowing and overlooking impacts of the proposed development are addressed under the 'Amenity' heading of the report.
- ❑ Devaluation of properties are not material considerations in the determination of planning applications.

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

- ❑ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition,

Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

- ☐ The host dwelling is sited at the end of a cul-de-sac and follows a building line with clear distinctions in built forms, particularly between the pair of dwellings comprising the host dwelling and adjoined no. 11 and adjacent no. 9 Mill Nook. With this site context in mind, it is noted that whilst the first-floor of the proposed side extension would only be set back by a marginal 0.25m, it is considered the proposal would not give rise to potential ‘terracing effect’ and would be acceptable in this regard.
- ☐ The proposed two-storey side extension is set down below the ridge line of the host dwelling which would be subservient. The use of the hipped roof form and lean-to roof form for the two-storey and single-storey element respectively would also appear in keeping and raises no concern.
- ☐ It is acknowledged the rear of the proposed extension comprises a chamfered wall, which does not constitute a well-designed feature to the dwelling. However, it is accepted this is likely attributed to constraints caused by the curtilage boundary which tapers towards the rear of the property. Given this, and its siting to the rear which would not be readily visible from the highway, the design of the proposed extension would be acceptable on balance.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
 - (ii) *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.”*
- ☐ The proposed extension does not project beyond the front and rear elevation of the host dwelling and does not directly face any principal windows. As such, the amenity impacts to the front and rear facing properties would be acceptable in this regard.
- ☐ The proposed extension would be sited on an elevated position and at an angle facing no. 82 Joy Street to the south. Notwithstanding, the extension

would retain a minimum 14m separation distance from the rear habitable room windows of no. 82 which would comply with Section 4.1 of the SPD. Whilst it is accepted a marked difference in levels can result in greater amenity impacts, relative to the existing side elevation wall, it is considered the additional overshadowing and overbearing impacts from the side projection would not be so great as to warrant refusal and would be acceptable on balance.

- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal would increase the number of bedrooms from three to five and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The existing parking arrangements to the front driveway would not be impacted by the proposed development. 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. The permission relates to the following plans:

- ☐ Location Plan – received 12/09/2023
- ☐ Existing Site Plan, Floor Plans and Elevations – Drawing No. 2035/1 received 02/08/2023
- ☐ Proposed Site Plan, Floor Plans and Elevations – Drawing No. 2035/2 received 02/08/2023

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	07/02/2024	Signed: SY
Authorisation	13/02/2024	Signed: RK

Report Author Sam Yuen