APPLICATION NUMBER: 20/01417/HOUS

Application Number:	20/01417/HOUS
Location:	2 Savio Way Middleton M24 1FZ
Proposal:	Proposed single storey side extension
Applicant:	MR JAYSON KYTE
Case Officer:	Emily Sykes
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 refers to no.2 Savio Way, a two-storey detached dwelling located on an architecturally similar estate in East Middleton. The dwelling is located on the corner plot of Savio Way and St Dominics Way. The applicant property faces south on to the highway, situated adjacent to no.4 Savio Way to the west and adjacent to the highway of St Dominics Way to the east. The rear boundary of curtilage meets the side curtilage of no.9 St Dominics Way. The dwelling benefits from a first floor side extension, conservatory, sufficiently sized rear garden and off-road parking to the front of the dwelling.

Description of Proposal

The application proposes a single storey side extension to the east of the dwelling. The proposed development will be constructed with matching materials to the host dwelling and will be constructed with an appropriately placed gable end roof. The proposed enlargement will be set back 1.25m from the front principal wall of the dwellinghouse and sits flush with the rear elevation of the host dwelling. It is 8.2m in length and 3.3m in width. The proposed front elevation features a garage door and the proposed rear elevation features a small window at full height.

Relevant History

98/D35741 – First Floor Side Extension to Dwelling

Granted Subject to Conditions

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering –

No objections raised in relation to the proposal.

It was noted that it is expected that a very small number of vehicles leaving Savio Way will turn left onto St Dominic's Way. Despite a lack of give way marking at the junction it is expected that all vehicles performing this manoeuvre will either stop or perform the manoeuvre at very low speed.

The proposed development will indeed restrict the visibility but it is noted that this will not be below the acceptable standards set out in Manual for Streets.

Any severe Road Safety issues could not be identified and therefore a sustainable objection to this proposal could not be raised.

Representations

Letters of notification were sent to all surrounding neighbours and one representation was received in objection to the planning application. The representation raised objection to the planning application for the following reasons:

- Concerns that the addition of the proposed development will result in the neighbouring dwelling have an unclear and obstructed viewpoint when leaving the driveway.
- Concerns that the proposed development will later be converted into a two storey side extension which will impact residential amenity

The concerns about highway safety have been addressed by the Highways and Engineering Consultee. Any severe Road Safety issues could not be identified and therefore no objections were raised.

As the application proposes a single storey side extension and not a two storey side extension, it has to be assessed as this. Further planning permission would be required for the construction of a first floor side extension and would be assessed on its individual merits.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, meaning it will appear in keeping with the design language of the host property. The proposed development is set back from the front principal wall of the dwelling and set down from the roof ridge of the host dwelling, meaning it sits in subservience to it and is therefore considered acceptable.

The proposed single storey side extension is constructed with a gable end roof which is in keeping with the design language of the host dwelling. Furthermore, the proposed fenestration is also considered to be appropriately within its size, position and design, as the windows are modestly designed and in keeping with that found on the host dwelling.

Paragraph 5.14 of the SPD states that extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway. Paragraph 5.15 of the SPD lists factors that will be taken into account when considering if there is sufficient space for a side extension on a corner plot.

Access between the front and the rear of the dwelling is retained, meaning it is possible for bins to be stored at the rear of the dwelling away from public viewpoint.

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 Council's adopted Core Strategy states that all development

proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

It is considered that the proposed development will not have an overshadowing or overbearing impact upon the neighbouring dwellings. Sufficient garden space will be retained as a result of the proposed development.

The SPD outlines the standards for new developments, including the space standards which must be adhered to in Paragraph 4.1 of the SPD. The proposed development is in accordance with these space standards, meaning it will not be unduly overlooking or result in a loss of privacy for neighbouring occupiers.

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 features a garage so therefore creates more parking space for the applicant dwelling. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

The Highways and Engineering Consultee did not raise any objections in relation to the proposed development.

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 list of submitted plans, drawings and documents:

   - Block Plan 1:200
   - Proposed Floor Plans and Elevations
   - Existing Floor Plans and Elevations
   - Location Plan

   and the development shall be carried out in complete 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	12/01/2021	Signed: ES
Authorisation	12/01/2021	Signed: KN

Report Author Emily Sykes