

Application Number:	23/01180/HOUS
Location:	Cherry Tree House, 4 Slaidburn Close, Milnrow, Rochdale, OL16 4YE
Proposal:	First floor side extension
Applicant:	Robert Saywood
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:

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

Summary of comments from neighbours, consultees and Planning Panel

Highways and Engineering

The proposed extensions is over the previously existing garage which has been converted to living space and this has resulted in the loss of internal parking. However, this would not have any impact on the current external parking arrangements where there is adequate parking space to meet Council standards for the size of extended dwelling.

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.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal seeks to construct a first-floor side extension above the existing ground floor side projection. The scale, massing, roof form and design of the extension would match similar extensions already constructed in neighbouring dwellings of the same house type, in particular, no. 11 Slaidburn Close, nos. 9, 10, and 11 Lambourne Close. Given this site context, the proposal is not considered to significantly detract from the character and appearance of the surrounding street scene.

It is noted the rear elevation of the proposed extension comprises a first-floor overhang, an awkward and irregular feature to the dwelling. Notwithstanding, this feature would be sited away from view from the street scene and thus is not considered to result in undue visual harm and would be acceptable on balance.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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:
 - Location Plan – received 26/10/2023
 - Existing and Proposed Site Plan – Drawing No. 23.3214.5 dated 10/2023
 - Existing Floor Plans and Section Plan – Drawing No. 23.3214.1A dated 09/2023
 - Existing Elevations – Drawing No. 23.3214.2B received 15/01/2024
 - Proposed Floor Plans – Drawing No. 23.3214.3B received 15/01/2024
 - Proposed Elevations – Drawing No. 23.3214.4A received 15/01/2024
 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	15/01/2024	Signed: SY
Authorisation	17/01/2024	Signed: RK

Report Author Sam Yuen