

Application Number:	23/00348/HOUS
Location:	55 Cheltenham Street Rochdale OL11 3QJ
Proposal:	Part single, part two-storey rear extension and alteration to fenestration following demolition of existing conservatory - Part Retrospective
Applicant:	Mohammed Imran
Case Officer:	Chelsea Petrillo
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

55 Cheltenham Street is a two-storey semi-detached dwelling located in the Milkstone and Deeplish ward of Rochdale and a defined urban area as allocated under the UDP saved policy G/D/1. The dwelling adjoins to 53 Cheltenham Street and sits adjacent to 57 Cheltenham Street. The rear curtilage borders the rear gardens of 46-48 Bosworth Street to which the rear boundary is bound by trees. The dwelling itself benefits from generous front and rear garden space as well as a rear conservatory and a detached outbuilding towards the end of the rear garden. The application property and the adjoining dwelling share a centrally aligned two-storey extension projecting across both partial rear elevations of the dwellings considered to be part of the original build.

Description of Proposal

Permission is sought for a part-single / part-two storey rear extension. The two-storey element is to project 1.2m from the original rear elevation, span 3.3m in width and host a pitched roof. The single storey element is to project 5.7m from the original rear elevation (4.5m from the rear of the two-storey extension), span a total width of 7.7m to cover the full width of the original rear elevation. Development is subject to the removal of the existing rear conservatory.

It is noted previous permission approved the removal of the conservatory to make way for the single storey flat roof rear extension. It is also noted the current application has been listed as part-retrospective given the rear conservatory, as seen on the existing drawings for this application, has now been removed prior to this

decision and both foundation and bricks have been partially laid therefore this application has been listed as part-retrospective in order to accurately reflect the current situation on site.

Relevant History

21/00648/HOUS SINGLE STOREY REAR EXTENSION FOLLOWING
DEMOLITION OF EXISTING CONSERVATORY
Granted 07.05.2021

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation 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

None Applicable

Assessment

Design: DM1 and P3

DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The two-storey rear extension would demonstrate design principles outlined in the SPD. The roof ridge would be set down approx. 0.7m from the existing roof line therefore considered a subservient addition. Both the roof form and material palette would match that on the original dwellinghouse in order to

ensure the extension remains in keeping with the existing visual appearance. It is noted the rear facing gable of the two-storey extension would host a large largely blank elevation however, considering this portion of the rear elevation is currently blank given it only hosts a hallway, the lack of fenestration on this gable is deemed acceptable.

Whilst it is noted the two-storey extension together with the single storey extension would form an addition which can be considered overly dominant to the existing rear elevation, it is acknowledged the adjoining neighbour, 53 Cheltenham Street, has been the subject of development in previous years to which it now hosts a 5.2m part-single / part-two storey rear staggered extension which spans the full width of the dwellinghouse therefore given the fairly modest scale compared to that previously approved at the adjoining dwelling, the development is considered, on balance, to form an acceptable addition.

It is noted the single storey flat roof element of the development was approved under the previous permission sought in 2021. The extension was of the same scale with a 5.7m projection from the original rear elevation and would also span the full width of the rear elevation. The single storey extension is not considered to pose any additional visual harm when adjoined onto the proposed two-storey extension and would remain acceptable.

The proposed alteration to fenestration (infilling of existing bathroom window and slight repositioning of the rear hallway window) are considered minimal therefore not detrimental to the visual appearance of the dwellinghouse.

Further to the above the development would significantly alter the design of the existing property at the rear. The development would not however unduly impact on the visual amenity of the property. 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

Residential amenity is considered under the SPD and policy DM1 of the Core Strategy. The SPD sets out minimum space standards under Section 4 to ensure any new residential development impact is kept to a minimum for the protection of neighbour amenity and Section 5 sets out projection standards for residential developments.

The single storey rear extension, constructed along the common boundary shared with 53 Cheltenham Street is within the SPD's 3m projection limit for attached properties given the extension would only project 1.4m from the existing rear elevation of no.53.

Along the common boundary, the extension would be within the SPD 4m limit for single storey extensions and 2.4m limit for two-storey extensions in reference to no.57 given the extension will only project 1m beyond the adjacent rear elevation at 57 Cheltenham Street. Additionally, the impact is considered minimal given no.57 currently hosts a large two-storey rear extension along the west side elevation.

The rear elevation of the application property does not directly face a property to the rear and maintains sufficient space (12.5m) between the rear elevation (post development) and the rear curtilage boundary.

It is noted that whilst the adjacent property, 57 Cheltenham Street, would host a window to a habitable room on the side elevation, hosting a separation distance of approx. 4.6m from the south-west side blank elevation of the proposed extension, this bedroom also currently hosts a slightly larger window to the rear elevation which is considered to be the principal window for this room. The presence of the proposed extension is not considered to be significantly detrimental to outlook and light to this room therefore the impact of a short separation distance would not be unacceptable for this secondary window as adequate outlook and light provision would be retained from the window to the rear.

The residential amenity of the host property would be maintained as a suitable proportion of the rear garden would be retained with a functional, open layout. The development would maintain access between the front and rear curtilage along the common boundary with 57 Cheltenham Street. All habitable rooms are to also receive adequate light and outlook.

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: DM1 and T2, Appendix 5

Policy DM1 of the Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Prior to development, the dwellings hosts an on-site driveway sufficient for a minimum of two designated car parking spaces. This arrangement is proposed to remain unchanged post-development therefore meeting Appendix 5 Scheduled Car Parking Standards.

Recommendation: Grant Subject to 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
 - 1745/3 REV A PROPOSED ELEVATIONS
 - 1745/2 REV A PROPOSED FLOOR PLANS AND PROPOSED SITE PLANand 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	23.05.2023	Signed: CPetrillo
Authorisation	08.06.2023	Signed: TH

Report Author Chelsea Petrillo