

Application Number:	23/00168/HOUS
Location:	87 Shelfield Lane Rochdale OL11 5XY
Proposal:	Single storey side and rear extension
Applicant:	Mr Fayaz Ahmed
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?	Yes

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

87 Shelfield Lane is a semi-detached dormer bungalow located in the Norden ward of Rochdale. The property benefits from an attached garage, off-road parking facilitated by a driveway to the front of the dwelling as well as generous garden space to the rear. The dwelling adjoins to 85 Shelfield Lane and sits adjacent to 89 Shelfield Lane to the west, 84 Shelfield Lane to the north and the rear curtilage borders the rear gardens of 12 Highfield Road and partially 10 Highfield Road. The overall street scene is comprised predominately of uniformed semi-detached dwellings.

Description of Proposal

Permission is sought for the addition of a single storey side and rear extension to form a wrap-around extension. It is noted the dwelling currently hosts a side extension spanning near-enough the full length of the west-side elevation, the side element of the proposal will infill the rest of the space to attach onto a newly formed rear extension projecting 4m from the existing rear elevation and an overall height of 3.4m at its highest point and a height to eaves of 2m matching that of the current side extension in place.

The material palette of the extension would match that on the existing of concrete roof tiles, buff brick walls, anthracite UPVC double glazed windows and white UPVC double glazed doors.

Relevant History

78/D06791

FRONT AND REAR EXTENSIONS AND PRIVATE GARAGE
Granted 08.01.1978

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties, one letter of representation was received in full support of the application.

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires "development to be of high quality design taking opportunity to enhance the quality of the area."

Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must "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."

The locality is relatively uniform and characterized by a cohesive architectural design, materiality and massing. It is noted that some dwellings in the vicinity contrast visually to that of the host dwelling and there are some inconsistencies within the wider street scene with relation to external materials and permitted works. The works proposed to the rear would be out of view from the street scene and would not comprise any significant visual harm or be out of keeping with various rear extensions in the immediate settings.

The proposed single-storey rear extension projects from the existing rear elevation by approx. 4m. The scale of the rear extension does not appear unduly prominent and is considered to be appropriate within the size of the rear garden and overall site.

The proposed development would be built in a material palette coherent with the original build and as such would respect the character of the host dwelling.

The hipped roof form of both the side and rear extension would visually respect that on the host dwelling to match the current side extension in place.

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

Paragraph 5.6 of the Guidelines and Standards for Residential Development states for attached properties, single storey rear extensions should not extend past a point 3 metres along the common boundary measured from the rear elevation of the adjoining dwelling.

The single storey extension would be in exceedance of the 3m rule however the adjoining property, 85 Shelfield Lane, hosts a 3m rear conservatory to which the extension will extend 1m forward of, and would therefore be acceptable.

The adjacent property, 89 Shelfield Lane, is sited approx. 2.2m away from the host dwelling therefore given the adjoining property is constructed away from the boundary, the impact of the works would therefore be minimal. Additionally both properties host substantial rear garden space therefore the impact of an extension along the boundary is not thought to be so severe it would warrant refusal as the adjacent property would retain sufficient space to the rear and side.

Aforementioned above, the adjoining property currently hosts a rear conservatory with large glazing to the rear and side elevations. It is acknowledged the proposal would see a blank elevation constructed close to the common boundary shared by the two properties however given the orientation of the dwellings with the rear gardens facing south, the loss of light posed by the extension is considered to be minimal as the adjoining conservatory would retain sufficient and outlook as a result of large glazing to the east and rear elevations.

The neighbours to the rear, 10-12 Highfield Road are not considered to be impacted as a result of the works given the extension is only single storey and both properties host substantial garden space with a separation distance of approx. 22m post development.

The proposed window on the left side elevation indicated on the proposed elevations to be obscurely glazed is considered to be acceptable in the interest of occupier amenity. It is not considered necessary to impose the obscure glazing by condition given it would be a secondary window forming part of the open plan kitchen to the rear.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms as a result of an open layout to which light can pass through

in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, 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

The proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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:

- 113 01 Location Plan
- 113 200 Proposed Site Plan
- 113 210 Rev A Proposed Elevations
- 113 201 Rev A Proposed Floor Plans

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.

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	12.04.2023	Signed: CP
Authorisation	21.04.2023	Signed: TH

Report Author Chelsea Petrillo