

Application Number:	23/00190/HOUS
Location:	26 Glamis Avenue, Heywood, OL10 2LX
Proposal:	Single storey side and single storey rear extension with the addition of a timber bin store to the front side elevation. Resubmission of 22/01361/HOUS
Applicant:	Mr And Mrs McDonald
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	Y
	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 property is a two-storey, semi-detached house located within the Defined Urban Area. The property faces north-west onto the highway, adjoins no. 24 Glamis Avenue to the southwest and is adjacent to no. 28 to the north-east. The ground level slopes down slightly to the south-eastern rear boundary of the curtilage, beyond which lies a run of semi-detached bungalows. The houses in the street utilise mostly dark brickwork and feature double height bay windows to the front facade.

The subject property has a rear conservatory extension and a sufficiently sized rear garden bounded by fencing of between 1-2m in height, with off-street parking to the front of the property.

Description of Proposal

Permission is sought for a single storey side and rear 'wraparound' extension. The extension is set back 1.98m from the front elevation and projects 1.71m from the existing side elevation adjacent to no. 28 Glamis Avenue. It projects 3m from the existing rear elevation with a width to the rear of 3.4m. The proposed development has a hipped roof with a height to eaves of 2.6m and a maximum height of 3.3m.

Fenestration for the development is proposed as a single window (ground floor) to the front elevation to serve a WC and a set of glazed patio doors (ground floor) to the

rear elevation to serve a sun room. The remaining side elevation (north east) would be blank.

A timber bin store is provided to the front of the property and the proposed extension is constructed using matching facing brick walls and a tiled roof.

Relevant History

22/01361/HOUS Two storey side and single storey rear extension
Decision: **Refusal**

Reasons for refusal:

1. The proposed two-storey side extension would not be in keeping with the street scene and would represent an over-development of the plot. The proposed development is therefore contrary to the visual amenity aims of policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
2. The proposed extensions would be detrimental to the amenity of the occupiers of no. 28 Glamis Avenue due to a loss of light and outlook to the side and rear facing windows and doors and an overbearing impact on the driveway area. The proposed development is therefore contrary to the residential amenity aims of policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and 9 letters of support and 4 letters of objection were received. The letters of objection raised concerns over the following:

- ☐ Not in-keeping with the street scene.
- ☐ Overdevelopment of the plot.
- ☐ Unsightly.

Officer response: These issues are addressed in the 'design' section of this report.

- ☐ Loss of light.

Officer response: This issue is addressed in the 'amenity' section of this report.

The letters of support raised the following:

- ☐ The extension will enable the family to better support an elderly relative.
- ☐ The extension provides solutions to previous objections.
- ☐ There are similar extensions on the street.

☐ The extension will not result in a detrimental loss of light.

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

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Under the previous application it was considered that the proposed two-storey side extension would not be in keeping with the street scene and would represent an over-development of the plot.

To overcome this, permission is now sought for a single storey side and rear 'wraparound' extension. It is noted that properties along Glamis Avenue have been variously modified since completion, with single storey side and rear extensions a relatively common feature along the street.

Whilst the property benefits from an existing conservatory to the rear, the proposed extension is of a proportionate scale that does not appear overbearing or out-of-character with the host dwelling or locality.

It was raised in the letters of objection that the extension and subsequent loss of a gap to the side of the property would be contrary to the pattern of development along

Glamis Avenue and the scale and proportion of the surrounding dwellings. However, as has been noted previously, side extensions are a relatively common feature along Glamis Avenue and, on this basis, it would seem unreasonable to take a more conservative view in respect of the subject property. Further to this, the extension would be set sufficiently back from the front wall and this would reduce the visual effect of the extension on the street scene.

The proposed extension is constructed in a materiality consistent with the host dwelling and wider street scene, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

Paragraph 3.12 of the SPD states “residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets.” The submitted plans confirm that a bin store would be installed to the side of the property. This would minimise any visual harm to the surrounding street scene and is considered acceptable. A condition has been applied to ensure that the bin store is installed prior to first occupation and retained thereafter.

The scale and 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

Under the previous application it was stated in the reasons for refusal that the proposed development would be detrimental to the amenity of the occupiers of no. 28 Glamis Avenue due to a loss of light and outlook to the side and rear facing windows and doors and an overbearing impact on the driveway area.

The proposed extension occupies the same footprint as the development proposed under the previous application, except for an approximate 0.4m increase in the width of the extension to the rear. This increase does not bring the extension closer to the common boundary with no.28, rather it reduces the gap between the proposed extension and the existing conservator to the rear of the application property.

It is considered that by reducing the height of the side extension to a single storey and by hipping the roof away from no.28, the proposed extension would not result in an undue loss of light and outlook to the side and rear facing windows and doors of the adjacent property or have an undue overbearing impact on the driveway area.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms, in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, it is considered that the proposal overcomes the previous reason for refusal in respect of residential amenity and would provide a satisfactory standard of occupier amenity for existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Paragraph 111 of the NPPF states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Whilst the proposed development removes the existing side access, it is acknowledged that this space is approximately 2.3m wide and narrows towards the

rear. Paragraph 3.15 of the SPD notes that “All car parking spaces must be at least 2.4m in width x 4.8m in length”. Therefore, the proposed development does not impact the existing provision of parking available at the property.

The existing provision of off street parking is in accordance with the requirements of Appendix 5 of Policy T2 of the CS and is not considered to result in an unacceptable impact upon highway safety.

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:
 - Scheme 2 – Proposed Details. Drg no. 22.2978.SC2.1H
 - Existing Details. Drg no. 22.2978.1A
 - Existing & Proposed Block Plans. Drg no. 22.2978.2A
 - Site Location Planand 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 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

4. The extension hereby permitted shall not be first occupied until the bin store has been installed in accordance with the details shown on Drg no. 22.2978.SC2.1H - Proposed Details. The bin store shall be retained as such at all times thereafter.

Reason: In the interests of visual amenity and in compliance with policy 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	31/03/2023	Signed: BM
Authorisation	24/04/2023	Signed: RC

Report Author Bob Melling