

Application Number:	22/01127/HOUS
Location:	1 Langdale Avenue Rochdale OL16 4SA
Proposal:	Two-storey side and single storey rear extension following demolition of existing single storey side and rear extensions
Applicant:	MR CHRIS WOLSTENHOLME
Case Officer:	Chelsea Petrillo
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?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to No.1 Langdale Avenue, a two storey detached property located close to the junction of a classified highway - Oldham Road. The dwelling is positioned South-West onto the highway, adjacent to 929 Oldham Road and is sited next to a single storey bungalow – No.3 Langdale Avenue. The rear boundary's curtilage borders the rear garden of 925 Oldham Road. The property benefits from off road parking sited to the front of the dwelling and a generously sized rear and side garden. The dwelling is well concealed by approx. 2m high shrubs that boarder the South and West elevations of the garden, there is also an un-protected tree onsite positioned in the side garden and a Juliette balcony to the west elevation of the first floor window. The overall street design features predominantly bungalows and detached dwellings and is positioned approx. 65m from designated green belt land.

Description of Proposal

The proposal seeks planning permission for a two-storey side and single extension following demolition of the existing single storey side and rear extensions, including the current outbuilding. The proposed development will project approx. 4m from the side elevation original build and extends to the curtilage border of the site. The single storey extension would feature a height to eaves of 1.3m and the proposed two storey extension would feature a height to eaves of 2.7m.

It can be seen from the proposed plans the ground floor will host a 3m x 2.5m store, a utility room, a small bathroom and an extension to the existing kitchen. It can also be seen that the proposed first floor extension will host a master bedroom with wardrobe space and a bathroom. The dwelling will increase from a two-bed to a three-bed property.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

From a Highways perspective the only issue in relation to this application is parking provision. The extended property should provide two off street car parking spaces to meet the Councils parking standards. From the submitted plans it is not clear where these spaces can be accommodated within the site curtilage. The application is close to the junction of a classified road so any overspill on street parking may impact on road safety. If the applicant can demonstrate that two viable off street parking spaces can be provided we would raise no objection to this application.

We would ask that any hard standing or parking spaces are SUDs compliant. There should be no impact on highway capacity as a result of development.

The servicing arrangements for the dwelling should remain unchanged.

Subject to the above requests being met Highways would raise no objection to this application.

Representations

Letters were sent to 6 neighboring properties. No representations 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

Amended plans were submitted to show an existing Juliette balcony on the existing elevations.

Assessment

Design: DM1 and P3

- ❑ Policy DM1 of the Rochdale Core Strategy states that developments must demonstrate that they “are of high quality design and take the opportunity to enhance the quality of the area”. Policy P3 of the Rochdale Core Strategy states new developments must “enhance the boroughs 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 SPD states “where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, this can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the property and the area”.
- ❑ The design of this application is shown to respect the visual amenity of the overall street scene as well as the design of the dwellings sited along the classified highway. It is proposed the extension will be built to the east elevation therefore not compromising the strong building line towards the west elevation along Oldham Road by not eroding the space around the build and presenting a hard edge to the public highway.
- ❑ Although it is noted the extension will be built to the site boundary of the east elevation, this is not seen as giving rise to the terracing effect as the adjoining property is a single-storey bungalow and would feature a significantly different massing to the host dwelling therefore, this design would be acceptable under SPD guidelines and would not need to comply with paragraph 5.12 measurements, implying the extension does not need to be set back from the front elevation of the host dwelling or set in 1m from the side boundary.
- ❑ Whilst the ridge height of the proposed roof extension is not set lower than the host dwelling, the front of the extension is set back by one metre at first floor level. This, together with the design and roof form of the existing dwelling, will ensure that the original part of the dwelling will remain the most visually prominent and the extension will be subservient.
- ❑ The current design of the dwelling features brickwork to all front, rear and side elevations of the property as well as the outbuilding. The materials proposed for the extension matches that of the existing host property and are in keeping with the overall street design.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment, the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ❑ The SPD outlines space standards for principal windows. The proposed plans will result in a 4.8m gap between the host and neighbouring dwelling No.3 Langdale Avenue but there are only secondary windows on the side. Plans for the renovation of No.3 (approved under 21/01042/HOUS) will result in no windows on this side.
- ❑ The single storey rear extension element of the application proposed five additional windows to the rear elevation. It is not thought this will pose any amenity concerns to the property to the rear (no. 925 Oldham Road) as a result of existing fenestration already in place.

Highways and Parking: DM1 and T2, Appendix 5

- ❑ Policy DM1 also states developments must “provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location”. 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”.
- ❑ It can be seen from the proposed plans the extension will see reduced car parking space available within the site curtilage. The presence of the front canopy means parking arrangements elsewhere within the curtilage may not be feasible.
- ❑ Appendix 5 of the Core Strategy outline parking standards for a 2+ bed property is a maximum of 2 spaces per dwelling (not including a garage). It is noted the dwelling will increase from a two-bed property to a three-bed property as a result of development. It can be seen from the plans, on-site parking can be accommodated for one vehicle within the site curtilage therefore the proposed development complies with the maximum parking standards. Whilst the concerns of the Highways Engineer are noted, it is not considered that the potential impact of on-street parking by one additional vehicle is considered sufficiently severe as to warrant refusal of planning permission.

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:
 - 01-LA-DC 03 Re. 02 Existing and Proposed Site Plans and Location Plan
 - 01-LA-DC 01 Rev. 02 Existing Plans and Elevations
 - 01-LA-DC 02 Rev. 04 Proposed Plans and Elevations
 and the development shall be completed 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 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	02.12.22	Signed: C.Petrillo
Authorisation	07.12.22	Signed: A.Truman

Report Author Chelsea Petrillo