APPLICATION NUMBER: 21/00103/HOUS

Application Number:	21/00103/HOUS
Location:	19 Yeoman's Close Milnrow OL16 3UP
Proposal:	Two storey side and single storey rear following demolition of existing side extension
Applicant:	MR EDMUND JACKSON
Case Officer:	Majid Mir
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 19 Yeoman's Close, a two storey detached property in Rochdale. No. 19 is located at end of the cul-de-sac with open recreational land to the east. There are a number of detached and terrace properties on Yeoman's Close, with the design of the properties varying. On the opposite side of no. 19 is a row of two storey terraced properties, and to the rear is a set of semi-detached bungalows with dormers.

The property is set within a generous sized plot compared to the rest of the properties along the street. The curtilage around the property provides a driveway to the front of the property for one vehicle and a further driveway to the side of the property provides additional parking for at least one further vehicle.

Description of Proposal

The application proposes a two storey side extension with gable design dormers to the front. The application also proposes to construct a single storey rear extension.

The proposed two storey side extension would project out from the side elevation of the host property by approximately 6.8m and would have depth of 6.3m. The proposed two storey side extension would be set back from the front elevation by approximately 1.7m The proposed extension would house a double garage on the ground floor and a bedroom on the first floor.

The proposed single storey rear extension would see the creation of a large kitchen and dining room.

Relevant History

04/D43287

07/D49757

19/01062/HOUS

Township/Member comments

Not applicable.

Consultee responses

Highways And Engineering
Can you please have the applicant confirm the driveway fronting the property is retained?

If this is the case we have no objections to this proposal.

Officer response - The applicant confirmed that the driveway to the front of the property would be retained.

Representations

Letters of notification were sent to all surrounding neighbouring properties. No representation has been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The proposal has been amended to reduce the height of the eaves on the rear element of the proposed two storey side extension and a window has been added to the side elevation of the proposed single storey rear extension.

Assessment

Design: DM1 and P3

- The proposed two storey side extension would be relatively large, comprising an approximate 83 % increase in the width of the original property. However, it is noted that a previous application for a proposed single storey extension which would have seen a 66% increase was granted planning permission (19/01062/HOUS). Whereas the previous application was for a single storey, the proposed is for a two storey. However, the ridge height of the proposed extension is 1.6m taller than the previous application. Furthermore, the ridge height of the proposed two storey extension would be approximately 0.9m below that of the host property and the eaves height would be approximately 0.4m lower than that of the host property. The proposed side extension would be set approximately 1.7m further back than that of the front elevation of the host property and 3.7m from the front elevation of the garage. It is noted that the proposed side extension in the previous application was flush with front elevation of the host property.
- No. 19 is at the end of the cul-de-sac and therefore does not sit in a prominent location. Additionally, due to the siting of the proposed two storey side extension, it would not be visible when viewed from further down Yeoman's Close. Therefore, the proposed two storey extension would not be a prominent addition when viewed from the street scene and, on balance, would not unduly impact on the visual amenity of the street scene.
- It is noted that no. 19 enjoys a large plot, with ample space to the side of the property. It is considered that the plot is capable, in terms of size, of accommodating the extension without the site appearing cramped. The siting and design of the proposed two storey would give it some sense of subservience to the host property.
- The design is not in keeping with the host property with the gable end dormers to the front. However, it is noted that there are bungalows with dormers to the rear of no. 19 and there is a variation in design of some of the properties in close vicinity to no. 19.
- The application does not state the texture, type or colour of the render, however, an appropriate condition requiring it to match would be sufficient. With the use of materials that match the host property, it is considered that the proposed two storey side extension would be a visually acceptable addition.
- In regards to the proposed single storey rear extension, it will project out by approximately 3m and run the full width of the host property. Additionally, the proposed single storey rear extension will have a mono pitch lean-to roof. Considering the size, design and materials proposed, it is considered that the proposed extension would be a subservient addition that would be in keeping with the host property.

- 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.

Amenity: DM1 and SPD

- The proposed two storey extension would be sufficiently set away from the neighbouring properties to not unduly impact on their amenity. It is noted that the proposed bedroom windows to the front would meet the minimum standards set out in the SPD. Additionally, as the proposed two storey side extension would be set further back than the front elevation of the host property, the windows would not be any closer to the neighbouring properties than those of the host property. In regards to the rear element of the proposed two storey side extension, it would be approximately 7.4m from the shared side boundary of no. 8 Collier Avenue. However, directly opposite would be the side and front garden of no. 8. Additionally, the proposed elevation would not project beyond the rear elevation of the host property, and therefore would not unduly impact on the amenity of no. 8 when compared to the existing.
- In regards to the proposed single storey rear extension, it would project out be 3m and comply with the guidance set out in the SPD. It is considered that proposed single store rear extension would not unduly impact on the amenity of any of the neighbouring properties.
- As noted above, no. 8 Collier Avenue is to the rear of no. 19. No. 8 is set at an angle, therefore the proposed single storey rear extension would be between 7.5m and 9.5m from the side elevation of no. 8. The addition of the window on the side elevation, with the existing fenestration proposed would lead to the kitchen and dining room receiving sufficient amount of light and outlook.
- The proposal would see outdoor amenity space lost to the side and rear, however, the property would retain a sufficient amount of amenity space.
- 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, Appendix 5

- The property currently benefits from at least two off street parking spaces. There is one off-street parking space available to the front and at least one off-street parking space to the side. The proposed application would see the driveway to the front retained but the drive to the side would be lost due to the proposed side extension. However, the side extension would house a garage. The SPD states that garages may be counted towards car parking provision for planning purposes when the internal dimensions are at least 5.5 metres in length and 3.5 metres in width. The internal dimension would be 5.7m in length and 6.5m in width. Additionally, the highways department have raised no objection to the proposal.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

<u>Recommendation:</u> 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:

   Site location plan
   Existing and proposed block plan. Drawing no: 20.2365.5
   Existing floor plans. Drawing no: 20.2365.1
   Existing elevations. Drawing no: 20.2365.2A
   Proposed floor plans. Drawing no: 20.2365.3B
   Proposed elevations. Drawing no: 20.2365.4A

   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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	26/03/2021	Signed: MM
Authorisation	31/03/2021	Signed: AT

Report Author Majid Mir