APPLICATION NUMBER: 21/00002/HOUS

Application Number:	21/00002/HOUS
Location:	550 Manchester Road Castleton North Rochdale OL11 3AE
Proposal:	Two Storey Side Extension
Applicant:	Mr Steven Mitchell
Case Officer:	Emily Sykes
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 refers to no.550 Manchester Road, a two storey semi-detached dwelling located on an architecturally similar road in Castleton. The east facing dwelling is adjoining to no.548 Manchester Road to the north and the rear boundary of curtilage borders Elizabeth Street which acts as an access road to the rear of the property. Nos. 1-3 Abbott Street is located to the west boundary of curtilage, which is a detached building which projects approximately 7.5m from the front wall of the host dwelling.

Description of Proposal

The application proposes a two storey side extension which will be constructed in matching materials to the host dwelling. It will be constructed with a hipped roof design which is set down 0.2m from the roof ridge of the host dwelling. The proposed development is set back 0.3m from the front principal wall of the host dwelling and sits flush with the rear wall of the property. With a width of 3.1m, the proposed two storey side extension is situated 1.4m from the shared boundary with nos. 1-3 Abbott Street. The front elevation will feature a window located on the ground and first floor front elevation. The rear elevation will feature a window on the first floor level and a window and door on the ground floor.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was displayed for wider publicity. No representations were 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 plans were amended so that the roof ridge on the proposed development was set down 0.2m from that on the host dwelling and the proposed two storey side extension was set back 0.3m from the front principal wall of the host dwelling. This was amended with the aim of the proposed development appearing subservient to the host dwelling.

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, with an appropriately placed pitched roof and fenestration which is appropriate within its size, positioning and design.

The proposed development was amended to be set back from the principal wall by 0.3m and set down from the roof ridge by 0.2m in order for it to appear more subservient to the host dwelling. Whilst a greater level of subservience would be preferred, in this instance this is considered to be acceptable. This is due to the proposed development being both set down and set back so therefore appearing somewhat subservient to the host dwelling. Furthermore, due to the host dwelling being located at the end of the row of architecturally similar dwellings, the massing and scale of the proposed development does not appear to be an incongruous feature on the street scene.

Paragraph 5.12 of the Guidelines and Standards for Residential Development SPD outlines how the 'terracing effect' can be avoided which leads houses to be a terrace rather than separate dwellings, therefore harming the character of the property and the area. The terracing effect is avoided within this application as the proposed development is situated 1.4m from the shared boundary of curtilage with nos. 1-3 Abbott Road and as the neighbouring dwelling is set 7.5m forward from the host dwelling. Therefore, there is no risk of the terracing effect as a result of the proposed development and the visual amenity of the street scene will not be harmed.

Access between the front and rear of the dwelling is retained, meaning it is possible for bins to be stored to the rear of the dwelling away from public viewpoint.

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

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the Guidelines and Standards for Residential Development SPD.

Due to the positioning of the proposed development, it is considered that the amenity of the neighbouring occupiers is not unduly harmed. The proposed development is situated on the west side of the host dwelling, located adjacent to nos. 1-3 Abbott Road. The proposed development is set away from the shared boundary and there are no windows facing the proposed two storey side extension at the neighbouring dwelling. It is therefore considered that the proposed development will not have an unduly overbearing or overshadowing impact on the neighbouring occupiers and is an acceptable addition.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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.

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:

- Location and Site Plan (SP01) – Rev. A.
- Existing Ground and First Floor Plan (001)
- Existing Elevations and Roof Plan (002)
- Proposed Site Plan – Rev. A – Dated 18/02/2021
- Proposed Ground Floor Plan (003) – Rev. A
- Proposed First Floor Plan (004) – Rev. A
- Proposed Front Elevation and Roof Plan (005) – Rev. A
- Proposed Elevations (006) – Rev. A

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 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	23/02/2021	Signed: ES
Authorisation	24/02/2021	Signed: EH

Report Author Emily Sykes