

Application Number:	23/00833/HOUS
Location:	73 Croxton Avenue, Rochdale, OL16 2YW
Proposal:	Single storey rear and side extension
Applicant:	Barry And Jane Davies
Case Officer:	Sam Yuen
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. 73 Croxton Avenue, a two-storey semi-detached dwelling located in Newbold. The dwelling is adjoined by no. 71 Croxton Avenue to the north, adjacent to no. 75 Croxton Avenue to the south, and faces the highway to the west. The rear boundary of the curtilage borders the rear curtilage of no. 1 Tollgate Way to the east. The dwelling is set forward from adjoined no. 71 and is sited on a higher level to the highway. Croxton Avenue comprises an upward incline towards the south.

Description of Proposal

Planning permission is sought for a single-storey wraparound extension which projects 3.6m from the rear elevation of the dwelling and 2.45m from the side extension of the dwelling. It is characterised by a hipped roof form and has a maximum ridge height of 3.8m and a height to eaves of 2.62m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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

N/A

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed wraparound extension is of a single-storey form which would appear subservient to the host dwelling. The use of a hipped roof form would also be in keeping and raises no concern.
- ☐ The proposed side projection is substantially set back from the main front wall of the host dwelling by 5.87m, thus no concerns are had with regard to potential harm arising from the ‘terracing effect’.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ Taken as a whole, the proposed is not considered to have an adverse impact on the character and appearance of the surrounding street scene. 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 adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
 - ☐ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ☐ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ The proposed extension projects 1.63m along the common boundary measured from the rear elevation of adjoined no. 71, and 1.6m along the common boundary measured from the rear elevation of the existing two-storey rear extension of adjacent no. 75. As such, the proposal is not considered to result in significant amenity impacts to the neighbouring occupiers.

- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the provision of parking spaces for the host property. The proposed parking arrangements are therefore 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:

- ☐ Location Plan – Drawing No. 1 dated 07/2023
- ☐ Existing and Proposed Site Plan – received 16/08/2023
- ☐ Existing Ground Floor Plan – Drawing No. 3 dated 07/2023
- ☐ Existing Elevations – Drawing No. 2 dated 07/2023
- ☐ Proposed Ground Floor Plan – Drawing No. 4 dated 07/2023
- ☐ Proposed Front and Southern Side Elevation – Drawing No. 5 dated 07/2023
- ☐ Proposed Rear and Northern Side Elevation – Drawing No. 6 dated 07/2023

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.

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	10/10/2023	Signed: SY
Authorisation	11/10/2023	Signed: RK

Report Author Sam Yuen