APPLICATION NUMBER: 21/00396/HOUS

Application Number:	21/00396/HOUS
Location:	240 Entwistle Road Rochdale OL16 2LJ
Proposal:	Part two-storey/part single-storey rear extension and rear dormer extension with alterations to fenestration to front and rear elevations including introduction of 2no roof lights.
Applicant:	Mr Mamunur Rahman
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 240 Entwistle Road, a two storey mid-terraced residential property.

Description of Proposal

The application seeks planning permission for the following:

- part two-storey/part single-storey rear extension,
- rear dormer extension,
- two roof windows to the front elevation of the roof,
- insertion of new window on first floor front elevation, and
- insertion of new window on first floor rear elevation.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Notification letters were sent to 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 projection of the proposed single storey rear extension has been reduced meet the requirements set out in the SDP.

Assessment

Design: DM1 and P3

- The roof windows are considered to be acceptable.
- The addition of the window to the first floor front elevation would be similar to that found on the adjoining property of no. 242 and therefore is considered to be acceptable.
- Section 5.17 of the SPD provides guidance on principles that should apply in the determination of applications that include dormers. The proposed dormer to the rear would have a flat roof design, and would take up a large proportion of the roof plane, however, it is noted that both the adjoining properties have dormer extensions of a similar size and design. It is therefore considered that the flat roof design is acceptable and the size of the proposed dormer is not overly disproportionate.

- Moving to the part two storey part single storey rear extension. It is considered that the proposed design would represent a cluttered design. However, it is noted that the proposed extension is similar to the extension found on the adjoining property of no. 242 and other properties in close vicinity to the site.
- The proposed extensions would use materials that match the host property, and would help to soften the visual amenity impact on the street scene.
- Though such a proposal would not normally be considered an acceptable design, it is however noted that the work proposed would be very similar to that of what is found on the adjoining property and some of the properties in close vicinity to 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 window on the first floor front elevation would be for an existing bedroom. The window would be a secondary window and would be the same distance from the properties opposite as the existing window. The addition of the proposed window would not lead to an increase in overlooking or a reduction of privacy.
- The proposed part two storey part single storey rear extension would see a new window inserted in the rear elevation. The window would service an existing bedroom. The proposed first floor extension would project out by 3m, however, it is noted that rear elevation of the host property faces south east and there is not property directly facing the window. It is therefore considered that the bedroom would receive sufficient amount of light and outlook.
- The two storey element of the proposed part two storey part single storey rear extension and the proposed dormer would adhere to the separation distances contained within paragraph 4.1 of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy of neighbouring properties.
- The proposed part two storey and part single storey would accord with the requirements set out in paragraphs 5.6 to 5.10 of the SPD, and therefore it is considered that the proposed extension would not encroach on the habitable room windows of the neighbouring properties.
- The single storey element of the proposed part two storey part single storey extension would have a window for the wash room that would face towards the neighbouring property of no. 238. It is noted that there is already a window for the kitchen that faces towards no. 238. Considering the single storey nature of the proposed extension, the use of the room and the existing window, it is considered that the proposed extension would unduly increase the amenity impact over the existing.
- The proposed extension would see a reduction in the size of the outdoor amenity space available, however, it is considered that a sufficient amount of outdoor amenity space would be retained for purposes of sitting out, drying clothes and for children to play.
- 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 does not possess any off street parking within the curtilage of the host property. The property does have access to allocated parking spaces to the rear of the 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. This permission relates to the following plans:

   - Location plan
   - Existing site plan, existing floor plans and existing elevations. Drawing no: 1722/1
   - Proposed site plan and proposed floor plans. Drawing no: 1722/2
   - Proposed elevations. Drawing no: 1722/3

   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	01/06/21	Signed: MM
Authorisation	03/06/21	Signed: AT

Report Author Majid Mir