

Application Number:	23/01070/HOUS
Location:	7 Julia Street Rochdale, OL12 6TL
Proposal:	Single storey rear extension and insertion of 2no windows to side elevation
Applicant:	Mrs Hina Iqbal
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in by Ward Member?	NO

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021

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:

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

Amendments were sought to reduce the roof pitch of the extension so it created a distinct visual gap between the upper floor windows and the highest point of the extension

Summary of comments from neighbours, consultees and Planning Panel

Letters of notification were sent to surrounding neighbours and a site notice was published. No public comments were received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	x
Height and massing	x

Facing materials and detailing	x
Roof style	x
Window proportions	x
Bin storage	x
Impact on trees	x

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	x
Light and outlook of application property	x
Remaining garden space of application property	x

The proposal indicates an internal open-plan layout on the ground floor. Whilst it is considered light would be reasonably limited to the existing kitchen and dining room, the roof lights on the extension together with the proposed open plan and insertion of 2no windows to the south side elevation are considered to be sufficient to occupier amenity in this regard.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	x
Parking provision	x

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Trees: G7

The property borders a small patch of dense vegetation to the south, none of which is protected but is of substantial size towards the properties frontage. There is not considered to be any significant harm or change to these of any of vegetation which would warrant further assessment into the relationship of the trees with the proposed built development.

The proposal is considered acceptable in terms of impact to trees and accord with policy G7 of the Core Strategy, NPPG and 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. This permission relates to the following plans:

- Location Plan
- 2058/2 Proposed Site Plan, Ground Floor Plan and Elevations (Received 20.10.2023)

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	18.10.2023	Signed: CP
Authorisation	29.11.2023	Signed: TH

Report Author Chelsea Petrillo