APPLICATION NUMBER: 22/00705/HOUS

Application Number:	22/00705/HOUS
Location:	36 Crossbrook Way Milnrow Rochdale OL16 3HD
Proposal:	Single-storey side extension
Applicant:	Mr Brent Hutchins
Case Officer:	India Taylor
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to no. 36 Crossbrook Way, a two-storey detached dwelling situated in the Milnrow and Newhey ward of Rochdale. The dwelling faces north onto the highway, adjoined to no. 38 to the east and no. 34 to the west. The rear boundary of curtilage borders open greenspace. The property benefits from off-road parking and a large rear garden.

Description of Proposal

The proposal is for a single-storey side extension. The extension projects from the existing side elevation by approximately 2.85m. The side extension measures a height of approximately 8 metres, height to eaves approximately 5.5m. The extension would incorporate a lean-to roof and would be constructed in brick to match the existing and red roof tiles.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and no representations 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

None applicable.

Assessment

Design: DM1 and P3
Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application site is a detached property situated on a residential street in Milnrow. The locality is relatively uniform and characterised by a cohesive architectural design, materiality and massing. It is noted that there is a lack of new development in the immediate area.

- The application relates to a single-storey side extension. The proposed development would be built in a material palette coherent with the original build and as such would respect the character of the wider street scene.

- The extension is set back from the existing front elevation by approximately 1.8m and would greatly reduce the visibility of the proposed development from public vantage points.

- The extension is a proportionate addition to the original build, the siting and design of the development would ensure the extension is a subservient addition which is not widely noticeable in the immediate vicinity.

- The window placement and use of materials is coherent with the host dwelling and the immediate area. As such, the proposed development would be appropriately designed, avoiding undue harm to the appearance of the street scene.

Summary

- 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

Privacy

- Paragraph 4.1 of the SPD requires 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room.
- The proposed study window, on the rear elevation, would not directly face any windows of neighbouring occupiers and therefore complies with paragraph 4.1 of the SPD

Overshadowing and Overbearing Impact

- Paragraph 5.6 of the Guidelines and Standards for Residential Development states for detached properties, single storey rear extensions should not extend past a point 4 metres along the common boundary measured from the rear elevation of the adjoining dwelling.

- The proposed development would not surpass a point 4 metres along the common boundary, shared with no.38, and therefore complies with paragraph 5.6 of the SPD.

Occupier amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

Summary

In light of the above assessment, 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 proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered 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 Drg No. M3764/01/001
- Existing Block Plan Drg No. M3764/01/002
- Existing Site Plan Drg No. M3764/01/101
- Existing Ground Floor Plan Drg No. M3764/01/102
- Existing Elevations Drg No. M3764/01/201
- Existing Section A-A Drg No. M3764/01/301
- Proposed Site Plan Drg No. M3764/04/101
- Proposed Ground Floor Plan Drg No. M3764/04/102
- Proposed Front Elevation Drg No. M3764/04/201
- Proposed Side Elevation Drg No. M3764/04/202
- Proposed Rear Elevation Drg No. M3764/04/203
- Proposed Side Elevation Drg No. M3764/04/204
- Proposed Section B-B Drg No. M3764/04/301

   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	13.07.2022	Signed: ITaylor
Authorisation	15.07.2022	Signed: A Truman

Report Author India Taylor