

Application Number:	23/01082/HOUS
Location:	7 West Street Rochdale OL16 2EN
Proposal:	Single storey rear extension (Retrospective)
Applicant:	Aqeela Nazir
Case Officer:	Hamish Rigg
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

Location

The application relates to 7 West Street, a two-storey terrace property in Rochdale. West Street sits within an urban area comprising terraced housing of similar design and material palette, and an array of public amenities and warehouse units.

The applicant property is adjoined by no.9 West Street to the north west, and no.5 to the south east. The host dwelling faces south west, overlooking the public highway and no. 20 and no. 18 West Street. The rear boundary of the curtilage faces north east and borders the public highway on North Street.

Description of Proposal

Permission is sought retrospectively for a single-storey rear extension adjoining the existing rear extension, and replacing the former W.C. The extension measures 2.5m in length, 3m in width, 2.4m in height to eaves, and 3.4m in maximum height. The additional projection would make the total length of the combined rear extensions approx. 6.4m from the rear elevation of the host dwelling.

The extension includes an open gable roof which integrates with the existing extension's roof. It is comprised of red brick and grey slate roof tiles to match the host. It also includes a skylight and a single obscure glazed window on the rear elevation.

To accommodate the extension, the boundary fence with no. 9 West Street has been reduced.

Relevant History

02/D40384: front and rear dormer extensions – Granted STC

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 16/10/2023. No objections were raised

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

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

In light of the above, the extension is considered to be of an appropriate and compliant design. Its modest scale, and minor departure from the pre-existing structure, ensures that it is subservient to the host dwelling. Furthermore, the matching material palette and pitched roof form suitably integrate with the host dwelling. As such the extension is both sympathetic and positive in its relationship with the original dwelling and wider setting. Therefore, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

To protect the amenity of neighbouring residents, paragraph 5.6 of the SPD states that for attached properties, there is a maximum standard of 3m for single storey rear extensions, measured from the rear elevation of the adjoin property along the common boundary. The proposed development would mean that the pre-existing single-storey rear extension would measure approx. 6.4m in length, exceeding the SPD by 3.4m. Prior to the additional development, the existing single-storey extension measured approx. 4.9m, thus already exceeded the SPD. Nonetheless, there is no formal record of an application made for the pre-existing structure, which by virtue of the passage of time is considered to be lawful as public evidence indicates that it existed in 2009.

Therefore, the application will be assessed on its impact on amenity compared to the pre-existing structure. It is considered that the additional projection has an immaterial impact on the amenity of neighbouring residents. The rear elevations of 5-9 West Street are already heavily built up, contributing to mutually experienced overshadowing and overbearing impact. That is not to justify additional harm to the amenity of neighbours, rather to explain why the additional projection will not contribute to any further impact on amenity. Regarding the applicant property's relationship with no. 9, where the extension shares a common boundary, the projection should have no adverse impact on overshadowing or visual intrusion compared to that created by the pre-existing extension. Furthermore, the proposed obscurely glazed window on the rear elevation of the extension should not compromise the privacy of surrounding properties as it would not overlook habitable rooms or gardens. Therefore, the extension 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

As the alterations are to the rear of the property, there would be no impact on the current parking arrangements, thus the development is acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to the following conditions

1. The permission relates to the following plans:
 - Proposed elevations including boundary treatment: 2064/2
 - Existing plans and elevations including boundary treatment: 2064/1
 - Location plan

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.

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	10/11/2023	Signed: Hamish Rigg
Authorisation	07/12/2023	Signed: Ryan Killeen

Report Author Hamish Rigg