

APPLICATION NUMBER: 24/00486/HOUS

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Location:	15 Alice Street Rochdale OL12 9BZ
Proposal:	Two storey rear extension
Applicant:	Arshad Mehmood
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 15 Alice Street, a two-storey end of terrace property in the inner suburbs of Rochdale Town Centre. The area is typically urban, with predominantly linear terraced housing, various public amenities, and industrial sites to the north.

The applicant property faces north, fronting the pavement and overlooking the public highway. It is adjoined by no.17 to the west and no. 13 to the east. The rear boundary of the curtilage faces south, bordering an alley way serving the rear of properties along Alice Street, and running adjacent to the rear garden of no. 2 Oak Tree Terrace.

Description of Proposal

Permission is sought for a part two-storey, part single-storey rear extension, with a lean-to roof at both floor levels, additional fenestration, to be constructed from red brick, slate roof tiles, and UPVC.

The rear extension would span the full width of the property, measuring approx 4.5m. It would project 3m at ground-floor level, and 2.4m at first-floor level. The eaves height and maximum height at ground floor level would be 2.6m and 3.4m

respectively. The eaves height and maximum height at first-floor level would be 5.1m and 6m respectively.

Relevant History

None

Township/Member comments

None

Consultee responses

None applicable

Representations

Letters of notification were sent to surrounding houses 24/05/2024; no responses 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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

Considering the above policy, the proposed development is deemed to be in accordance by virtue of its design. The combined elements integrate well with the host dwelling due to their corresponding form and layout and matching materials and fenestration. Furthermore, the lean-to roof form ensures that the extension does not overlap and obscure the existing dormer extension. Additionally, the proposed development remains subservient to the host property and does not result in a significant departure from the property's original architectural design.

Overall, 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 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. 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.

The two-storey extension and single-storey extension project approx. 2.4m and 3m from the rear elevation of the host dwelling, respectively. As such, they comply with the maximum standards set out in paragraphs 5.6 and 5.9 of the SPD for rear extensions to attached properties. By virtue of their compliance, the proposed extensions would not be considered to adversely affect the amenity of residents in adjoining properties through reduced outlook or privacy, or overbearing impact.

The proposed works would also satisfy the separation distances set out in paragraph 4.1 of the SPD. As such, the development would not compromise the privacy of occupants or nearby residents and would windows be served by adequate natural light and outlook.

Overall, 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 development would have no bearing on the current parking arrangements and is there 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:

- Proposed site plans, floor plans, and elevations: 2146/2
- Location plan

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 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 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	09/07/2024	Signed: Hamish Rigg
Authorisation	17/07/2024	Signed: Ryan Killeen

Report Author Hamish Rigg

