

Application Number:	23/00116/HOUS
Location:	25 Marland Hill Road Rochdale OL11 4PQ
Proposal:	Single storey rear extension
Applicant:	Zubair Hussain
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	No
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

25 Marland Hill is a two storey semi-detached dwelling located in the Bamford ward of Rochdale benefitting from a detached garage to the rear, off-road parking facilitated by a driveway to the side of the dwelling and generous garden space to the rear. The dwelling adjoins to 27 Marland Hill Road, and sits adjacent to 23 Marland Hill Road to the south and the rear garden borders the rear gardens of 43 and 45 Marland Hill Road to the rear to which the dwellings do not directly align.

Description of Proposal

Permission is sought for a 4.4m single storey rear extension constructed with a lean-to roof and spanning the full width of the rear elevation. The overall height would be 3.4m and would be constructed to match the material palette of the original dwelling. The extension would feature a set of bi-folding doors and two roof lights.

Relevant History

14/01449/HOUS FRONT AND REAR DORMERS TO DWELLING
Refuse 08.12.2014

15/00750/HOUS FRONT AND REAR DORMER EXTENSIONS
(RESUBMISSION OF 14/01449/HOUS)
Refuse 29.06.2015

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to neighbouring dwellings. No letters of representation 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The proposal plans do not indicate a scale which would be considered as an incongruous addition to a dwelling of this size and one which would appear at odds with the surrounding street scene given the proposed extension is to the rear therefore largely out of view from public vantage points.

The material palette has been constructed sympathetic to the original dwelling and would incorporate a lean-to roof. Although the original dwelling is constructed with a pitched and flat roof, it is considered a lean-to roof would not be unacceptable in this context and would not have an unacceptable impact on the overall character of the dwelling.

Limited details on the proposed materials have been provided on the submitted PA. However, the matching materials in order to be in keeping with the existing dwelling would therefore respect the visual appearance of the host dwelling.

It is considered that the proposed extension would constitute a satisfactory standard of design and would not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of surrounding properties.

Paragraph 5.5 of the SPD sets out guidance for single storey rear extensions to which, for attached properties, would require *"a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent neighbour"*. It is noted the adjoining neighbours at no 27 hosts a 3.2m flat roof single storey rear extension which the extension would only project 1.2m forward of, therefore in accordance with this requirement.

The adjacent dwelling, 23 Marland Hill Road, maintains a front elevation which is sited in line with the rear elevation of the application property. The rear most part of the dwelling is sited approx. 12.3m back of the one at the application property therefore a 4.4m extension, constructed away from the boundary, is not considered to have any harmful impact to this property.

The adjacent properties to the rear are not considered to be impacted as a result of the proposed works given dwellings along Marland Hill Road host substantially large garden space at the rear to which the separation distance of the rear elevations would be approx. 30m post development.

Sufficient garden space would be retained post development for the enjoyment of the occupiers.

All habitable rooms are to receive an adequate amount of outlook and light. The plans depict an unnamed ground floor room which would not host any windows however, given the internal layout of the extension is proposed as open plan, it is considered enough light will pass through to the unnamed room as a result of the large bi-folding doors and roof lights.

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

Parking arrangements would remain unchanged at the property retaining off-street parking for at least two vehicles with additional space in the detached garage 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
- 1600/2 ELEVATION / PLAN

and the development shall be carried out in complete accordance with the approved drawings.

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, the saved Rochdale Unitary Development Plan 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 Policy DM1 and Policy P3 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	27.04.2023	Signed: CPetrillo
Authorisation	22.05.2023	Signed: TH

Report Author Chelsea Petrillo