APPLICATION NUMBER: 19/00529/HOUS

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Location:	280 Kingsway Rochdale OL16 4AP
Proposal:	Two storey side extension
Applicant:	Mr A Atzaz
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

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

The application relates to 280 Kingsway, a two storey semi-detached dwelling in Rochdale. The dwelling is adjoined to 278 Kingsway to the southwest and is also neighboured by 282 Kingsway to the northeast. The front elevation of the dwelling faces out towards a Skoda car retailer and the rear boundary of the site backs on to an unnamed access road.

Description of Proposal

The application proposes the construction of a two storey side extension. The proposed extension would have a matching ridge height with the existing dwelling.

Relevant History

79/D09311 – Kitchen extension to rear of dwelling – Grant STC – October 1979

85/D18360 – Single storey rear extension to dwellinghouse – Grant STC – October 1985

05/D44733 – First floor rear extension to dwelling – Grant STC – February 2005

Consultee responses

N/A

Representations

Letters of notification were sent out to all surrounding dwellings and no representations have been received

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The proposed two storey side extension would be designed with a pitched roof to reflect the design of the original dwelling, however would also have a projecting flat roof to the rear in order for the extension to match the rearward projection of the existing two storey rear extension. Whilst this flat roof design would not reflect the design of the original dwelling, this element would not be visible from the front of the dwelling and there are examples of similarly designed extensions to the rear of properties in the nearby vicinity.

The proposed two storey side extension would be designed to sit flush with the front elevation of the original dwelling with a matching ridge and eaves height. As such, it is not considered that the proposed extension would be a subservient addition to the host dwelling.

Furthermore, the proposed two storey side extension would be within one metre of the shared boundary with 282 Kingsway, and as such would be contrary to the guidance within the SPD relating to the terracing effect. It is acknowledged that there is a setback between the application dwelling and 282 Kingsway. However this is not considered sufficient enough to prevent a harmful terracing effect given the long range views of the site from along the highway of Kingsway.

The design of the proposal is therefore unacceptable and contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed side extension would include habitable room windows within the front elevation and the application also proposes the installation of a new first floor window to the front elevation. These windows would face out towards the Skoda car retailer with a significant separation distance of 32m. As such it is not considered that these windows would result in any amenity concerns for the occupants of the application dwelling or surrounding neighbours.

Furthermore, the proposed side extension would also include habitable room windows to the rear elevation facing out towards 7 Penistone Avenue with a separation distance of 22m to the boundary of this site. Therefore it is not considered that these proposed windows would result in any significant privacy concerns. There would also be a ground floor window within the side elevation of the proposed extension, however this is indicated to be obscurely glazed and therefore would not result in a loss of privacy.

The proposed two storey side extension would extend up to the shared boundary with 282 Kingsway and would project significantly beyond the rear elevation and rear window of this neighbouring property. As such it is considered that the proposed two storey side extension could have an impact 282 Kingsway, similar to that of a two storey rear extension. Therefore it is deemed appropriate to apply guidance relating to the impact of two storey rear extensions set by the SPD.

The proposed two storey side extension would not accord with the projection limit set by the SPD as it would extend beyond a 30 degree line drawn from a point 2.4m along the shared boundary, measured from the rear elevation of 282 Kingsway. This coupled with the orientation of the site would result in an undue overbearing impact and loss of light to the rear amenity space and habitable room windows of 282 Kingsway.

The proposal would therefore have an unacceptable impact upon on the amenity of the occupants of 282 Kingsway and would fail to comply with policies DM1, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of its design, being flush with the front elevation of the original dwelling, with matching ridge and eaves height as well as being within one

meter of the side boundary, the proposed two storey side extension would not be a subservient addition to the host dwelling and would result in an unacceptable terracing effect with 282 Kingsway. As such the proposal would fail to respect the character and appearance of the host dwelling or the surrounding area. The proposal is therefore contrary to policy DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

2. The proposed two storey side extension, by virtue of its orientation, proximity to the side boundary and projection beyond the rear of 282 Kingsway, would result in an undue overbearing impact and loss of light to the rear amenity space and habitable room windows belonging to 282 Kingsway. The proposal is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE

For the avoidance of doubt, this decision relates to the following plans:-

- Location Plan and Existing and Proposed Plans and Elevations – JPP/1075_001
- Proposed Elevations – JPP/1075_002
- Proposed Ground Floor Plan – JPP/1075_003
- Proposed First Floor Plan – JPP/1075_004
- Section A – JPP/1075_005
- Section B and C – JPP/1075_006
- Roof Timbering Plan – JPP/1075_007
- Site Plan – JPP/1075_008

	Date	**Officer**
Report Completed	19.06.2019	Signed: NH
Authorisation	05.07.2019	Signed: AT

Report Author Neil Harkin