APPLICATION NUMBER: 19/01327/HOUS

Application Number:	19/01327/HOUS
Location:	27 Hopwood Avenue Heywood OL10 2AX
Proposal:	Two storey side extension and single storey rear extension including alterations to existing rear elevation, following demolition of existing garage
Applicant:	Mr James Sherlock
Case Officer:	James Hughes
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)?	**NA**

Location

The application relates to 27 Hopwood Avenue, a 2 storey semi-detached dwellinghouse located in Heywood. The application property is orientated north towards the highway. The application property is adjoined to 25 Hopwood Avenue to the east and adjacent to 29 Hopwood Avenue to the west. The rear boundary is shared with council-owned playing fields.

Description of Proposal

The application seeks permission for a two storey side extension and single storey rear extension.

Relevant History

None.

Consultees

Highways and Engineering:
No comments received.

Representations

Letters of notification were sent to neighbouring properties on 27 November 2019. Neighbours were re-notified on 17 December 2019 following an amendment to the description. No letters of notification were 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

Amendments were received which removed the element of the proposal consisting of a hip to gable roof extension and introduction of a rear dormer. The side extension was also moved back and lower than the initial application.

Assessment

Design: DM1, P3 and SPD

The two storey side element of the proposal features a lower ridge height than the ridge height of the roof to the application property. Thus, representing a subservient addition to the host dwelling.

The SPD contains the following standards and guidelines in relation to the terracing affect:

Where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the character of the property and the area. Proposals that would create this sort of 'terracing effect', or which would have the potential to contribute to such an effect if neighbouring properties extended in a similar way, will not normally be supported.

To avoid the 'terracing effect', two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either:

(i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house

(ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house.

The ground floor element of the two storey side extension is flush with the application property's front elevation, whilst the first floor element is set back 1.75 metres from the front elevation, or 2.2 metres if taking into account the property's prominent bay windows. Though not following the SPD's guidelines exactly, the bay windows of the property and the fact that the protruding ground floor element is to be used as a bin store and have a fully hipped roof mitigates the impact in terms of terracing affect. It is therefore considered that there is not a serious risk of terracing affect occurring at this location and therefore satisfies the purpose of this part of the SPD.

The proposed single storey rear extension represents a subservient addition to the host dwelling. The monopitched roof with roof light glazing system is visually acceptable.

The proposed fenestration and materials to be used in the development are to match the materials used in the existing dwellinghouse. Thus, are visually in keeping with the host dwelling.

The proposal would lead to outdoor access between the front and rear elevations being lost. In order to keep refuse containers appropriately out of view from the street scene, a bin store has been included as part of the application. The bin store would appropriately conceal refuse containers out of view. The bin store itself has an appearance akin to a small garage and thus is visually agreeable from the streetscene.

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 SPD contains the following standards and guidelines in relation to single storey rear extensions:

It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.

The following maximum standard will apply for single storey extensions:

- *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)*

The proposed single storey rear extension has a total projection of 2578 mm and complies with the standards and guidelines in the SPD relating to single storey rear extensions.

The proposed two storey side extension will lead to some loss of light to windows to the side elevation of adjacent 29 Hopwood Avenue. However, by virtue of being windows to the side elevation, these windows will already have reduced light levels and are not principal windows to 29 Hopwood Avenue. Thus, this loss of light would not be enough to result in this application being refused.

The proposal's fenestration is not expected to result in any undue overlooking or loss of privacy to the application property or to neighbouring properties. In addition, the proposed fenestration would allow ample outlook and provision of natural light to all rooms within the application property following completion of the extensions.

The application property benefits from a good sized rear garden, with ample outdoor amenity space retained to meet current and future occupiers needs as detailed within the SPD.

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 application would lead to an increase in the number of bedrooms at the property from 3 to 4, whilst simultaneously reducing the amount of off street car parking available.

The proposed parking arrangements are 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. The permission relates to the following plans:

   - Existing Site Plan, Elevations and Floor Plans (J173-101 Revision A)
   - Location Plan, Proposed Site Plan, Elevations, Floor Plans and Section (J173-101 Revision C)

   And the development shall be carried out in complete 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	19 December 2019	Signed: James Hughes
Authorisation	17 January 2020	Signed: Alison Truman

Report Author James Hughes