

Application Number:	24/00971/HOUS
Location:	10 Cliftonville Road Rochdale OL16 4SG
Proposal:	Single Storey Side Extension
Applicant:	Mr Christopher Vaughan
Case Officer:	Aimee Bovaird
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

The applicant submitted amends that included reducing the height of the proposed ridge and set back the proposed side extension 2m from the existing front elevation.

Summary of comments from neighbours, consultees and Planning Panel

Two neighbor objections have been received and raised the following concerns:

- Loss of light
- Not in keeping with the area
- The proposal would lead to a terracing effect

Four support letters have been received.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposed development is set back from the front elevation by 2m and the proposed ridge height is lower than the existing ridge. This will not result in a terracing effect as the proposed development is considered subservient to the host dwelling.

As amended, the proposed development will have a window on the front elevation, this prevents the elevation being blank and is now acceptable in terms of design. The proposed development will be finished in materials to match the existing dwelling.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed development will have a window in the front elevation, this will not affect the privacy of opposite dwellings due to the distance between them and it is no closer than the existing windows on the front elevation.

The adjacent dwelling no.8 Cliftonville has a window on the side elevation containing obscured glazing, this is along the boundary and looks onto no.10, the proposed extension will block this window as it will be approx. 0.15m away from the boundary. This room is served by other windows and a door on the front elevation therefore the impact of the proposed development is considered acceptable.

No.8 Cliftonville also has a door on their side elevation, this currently faces the side elevation of no.10. If the proposed development is approved this door will remain looking at the side elevation and the proposal will block some additional light. The door will not lead to a habitable room. The proposed development will be approx. 2.4m from this door. It is acknowledged that the proposed development will result in some shadowing for the neighboring dwelling however on balance is not considered to result in a detrimental impact in residential amenity.

In addition, with regards to the considerations above and noted under The Town and Country Planning (General Permitted Development (England) Order under permitted development the applicant could extend their house from the side elevation up to half the width of the original dwelling. The applicant could also extend close to the glazed window and this is a relevant consideration within this assessment.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal will reduce the size of the existing driveway, this is considered acceptable as there will sufficient off street parking will remain.

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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

Existing and Proposed Rood and Site Plan CL12245909/26

Proposed Sections CL12245909/24 Rev A

Proposed Layouts CL12245909/22 Rev A

Proposed Elevations CL12245909/23 Rev A

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 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 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	3/12	Signed: AB
Authorisation	17/12/24	Signed: LA