

APPLICATION NUMBER: 24/00237/HOUS

Application Number:	24/00237/HOUS
Location:	26 Newlands Avenue Rochdale OL12 0BN
Proposal:	First floor rear extension
Applicant:	Masawar Hussien
Case Officer:	Hamish Rigg
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

The application relates to 26 Newlands Avenue, a semi-detached, two-storey property in suburban Rochdale. Newlands Avenue forms part of a residential estate comprising semi-detached houses of a similar design and material palette.

No. 26 is set back from the public highway and faces west towards no. 29. The adjoining property to the south is no.24, while the adjacent property to the north is no. 28. The rear boundary of the curtilage faces east and borders the rear gardens of no.86 and no.88 Dewhirst Road.

Description of Proposal

Permission is sought for a first-floor rear extension which would sit on top of a prospective single-storey rear extension permitted under application 23/01148/HH42. The proposed first-floor extension would include a hipped roof, two UPVC windows, and be comprised from red brick and grey slate roof tiles.

The extension would measure approx. 6.9m in width, 2.4m in depth, 5.2m in eaves height, and 7.2m in ridge height.

Relevant History

23/01148/HH42 – prior approval not required:

Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 3.05m and height to eaves to 2.9m)

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to surrounding properties 13/03/2024

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

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, 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. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

In light of the above policy and the nature of the proposal, the design can be assessed on whether it meets the following principles:

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

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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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 SPD recognises that first-floor rear extensions can be oppressive towards neighbouring occupiers, especially when built close to the common boundary. As such, paragraph 5.9 sets a maximum projection of 2.4m along the common boundary

measured from the rear elevation of the neighbouring property. The proposed extension would project 2.4m and is therefore deemed compliant.

Nonetheless, there is concern regarding the cumulative impact of the proposed first-floor extension alongside the approved single-storey extension (23/01148/HH42) on the amenity of neighbouring occupiers. Especially considering the single-storey extension would project 5m from the rear elevation, which, despite being acceptable through permitted development rights, would contradict the amenity standards set out under paragraph 5.6 of the SPD.

Notwithstanding, the combined impact of both rear extensions on neighbouring amenity is mitigated for the following reasons: the flat roof of the single-storey element would not reduce the outlook for neighbouring occupiers; there is sufficient separation towards no. 28, alleviating overshadowing and reduced outlook; and the orientation of no. 24 to the south of the extension removes concern regarding overshadowing. As such, the proposed first-floor extension is not deemed to have a material impact on residential amenity, including in conjunction with previously approved development.

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 proposed development would have no impact on current parking arrangements is 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:

- Proposed plans: A 2065/2
- 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	18/04/2024	Signed: Hamish Rigg
Authorisation	25/04/2024	Signed: Ryan Killeen

Report Author Hamish Rigg