

Application Number:	22/01265/HOUS
Location:	31 William Street Rochdale OL11 1HW
Proposal:	Single storey rear extension - Resubmission of 22/00223/HOUS
Applicant:	Mr Mohammad Jahangir
Case Officer:	Sam Yuen
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)?	N/A

Location

The application relates to no. 31 William Street, a two-storey mid-terraced house located in the ward of Milkstone & Deeplish. The dwelling is adjoined by no. 29 William Street to the east, adjoined by no. 33 William Street to the west, and faces the highway to the north. The rear boundary of the curtilage backs onto private parking spaces on Devon Street.

Description of Proposal

Planning permission is sought for a single storey extension which projects approx. 8.26m from the rear elevation of the host dwelling along the common boundary of adjoining no. 29 and approx. 4.08m from the rear elevation of the host dwelling along the common boundary of adjoining no. 33. The proposal would effectively infill the gap left by the existing rear projection. It is characterised by a hipped roof form and has a maximum ridge height of approx. 4.18m and an eaves height of approx. 2.9m.

The proposal would be constructed from materials matching the host dwelling.

The application is a resubmission of a previously approved planning application (ref: 22/00223/HOUS) with amendments were made to further increase the proposed rear projection by approx. 1.84m.

Relevant History

82/D14712 - Change of use of land to gardens - Grant subject to conditions

22/00223/HOUS - Single-storey rear extension - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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
Appendix 5	Schedule of Parking Standards

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

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy requires development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The host property forms part of a row of terraced housing constructed from red bricks with white or neutral rendering on the rear elevation. A number of adjoining properties also include red-brick single-storey rear extensions.
- ☐ The proposed rear extension would not be visible from William Street but would be visible from Devon Street to the rear. However, given the dense and irregular massing of the adjoining terraced properties, and the primary use of Devon Street as a service lane, it is considered the proposal would have a neutral impact on the visual appearance of the surrounding street scene.
- ☐ The proposed rear extension is of a single storey form which would appear subservient to the host dwelling. The use of a hipped roof form would also be in keeping and raises no concern.
- ☐ The proposal would be constructed from brickwork which matches the front elevation of the host dwelling and neighbouring rear extensions.
- ☐ It is considered the proposed French doors and window are sized and positioned appropriately with the existing rear fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”*
- ☐ In particular, section 5.6 of the SPD states the following maximum standard 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 rear extension does not project beyond the existing rear extension of adjoining no. 29 and projects approx. 8.35m from the rear

elevation of adjoining no. 33, which exceeds the maximum standard for attached properties. However, it is noted the host property and adjoining no. 33 currently shares an approx. 2.25m-high party wall along the common boundary. Given this, it is considered the exceedance of the maximum standard and the additional overbearing impact of the proposal on the adjoining no. 33 would be acceptable.

- ☐ The proposed rear extension may further limit the amount of natural light into the existing dining room. However, considering the current overshadowing impact by the existing projections of both the host dwelling and adjoining no. 29, it is considered the additional harm would not be significant enough to recommend refusal.
- ☐ The proposed rear extension would reduce the already limited rear garden space for its occupants. However, given the compact layout of the existing terraced housing, on balance, the impact on residential amenity would be acceptable.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ No information has been provided regarding the use of the proposed rear extension. However, it is considered the proposal would primarily be used as a kitchen/dining area and would not lead to the addition of bedrooms. As such, the maximum standard of parking spaces, as per Appendix 5 of the adopted Core Strategy, remains the same.
- ☐ The proposed rear extension would not impact on the provision of existing parking spaces for the host property and 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:

- ☐ Location Plan
- ☐ Existing Site Plan, Floor Plans and Elevations – 1869/1.A
- ☐ Proposed Site Plan, Floor Plans and Elevations – 1869/2.A

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 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	08/12/2022	Signed: SY
Authorisation	09/12/2022	Signed: RK

Report Author Sam Yuen