

Application Number:	23/00107/HOUS
Location:	1 Arundel Avenue Rochdale Rochdale OL11 1QL
Proposal:	Single storey rear extension including demolition of existing rear extension and installation of first floor side window.
Applicant:	Mr P Akhtar
Case Officer:	Chelsea Petrillo
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 1 Arundel Avenue, a two-storey corner plot semi-detached dwelling located in the Milkstone and Deepdish ward of Rochdale, within the defined urban area. The property sits south-west of the Arundel Avenue highway to which the property benefits from sufficient garden space and a boundary to which high hedges and trees run along. The property adjoins to 3 Arundel Avenue and sits adjacent to 123 Hardwicke Street at the rear and Ashfield Valley Primary School to the south and west.

Description of Proposal

Permission is sought for the addition of a single storey rear extension projecting approx. 6m from the original rear elevation. It is noted the dwelling currently hosts a small single storey rear extension projecting 2.5m from the rear elevation and spanning 1.3m wide. The extension would be placed adjacent to the side and rear boundary with eaves height of around 2.8m and overall height of around 3.6m. The new extension will act be enlarged in lieu of the existing extension and the current lean-to roof replaced with an alternative roof covering the footprint of the extension. The application also proposes the insertion of a first floor window to the west elevation.

Proposed materials are sought to match those on the original build.

Relevant History

22/01086/HOUS

TWO-STOREY REAR EXTENSION AND INSERTION OF WINDOW ON FIRST FLOOR SIDE ELEVATION

REFUSE 07.11.2022

1. By virtue of its siting, scale and roof design, the proposed rear extension would constitute poor design and be an incongruous addition to the host property. The extension would have a detrimental effect on the visual amenity of the property and wider area, contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
2. By virtue of its siting, scale and design, the proposed rear extension would have an unacceptable impact on the amenity of the occupiers of no.3 Arundel Avenue, due to a loss of light and outlook to the rear windows and an overbearing impact on the rear amenity space. The application therefore fails to adhere to Policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

15/00881/HOUS

ALTERATION TO ROOF FROM HIP TO GABLE INCORPORATING REAR DORMER EXTENSION

REFUSE 21.09.2015

1. The proposal, by virtue of the proximity of the rear dormer to the boundary with No. 123 Hardwicke Street and its elevated siting at second floor level, would result in a significant loss of privacy to these occupants and would be visually intrusive to the detriment of their amenity. The proposal is therefore contrary to Policy H/11 of the Rochdale Unitary Development Plan, the Council's adopted Supplementary Planning Guidance 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. The proposed alterations to the roof and rear dormer extension would introduce a visually intrusive and incongruous feature within the surrounding residential area and when viewed from Arundel Avenue and Arundel Street it would have a detrimental impact on the character and appearance of the street scene. The proposed development fails to improve the character and quality of the area and as a result it is contrary to Policy G/BE/1 of the Rochdale Unitary Development Plan, Criterion a) of Policy BE/2 of the Rochdale Unitary Development Plan, Criterion a) of Policy H/11 of the Rochdale Unitary Development Plan, and the advice of the Council's adopted Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding neighbours. No letters of representation 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

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

Policy DM1 of the Adopted Core Strategy requires all developments proposals are of high quality design and take the opportunity to enhance the quality of the area. Section 5 of the SPD sets out guidance for house extensions to which it states they should be in keeping with the host property.

It should be noted the current 2.5m single storey rear extension would be demolished to make way for the proposed works. The scale of the new extension is not thought to be out of character for a dwelling of this size. The extension would appear to respect the visual form of the host dwelling with the exception of the proposed roof design.

The roof design would replace the current lean to roof with one that would cover the footprint of the extension. It is thought the shape of the extension has been created purposely to allow occupiers to utilize maximum space to the rear of the dwelling which would mimic the footprint of the site curtilage to the rear. Although it is acknowledged the roof would be of a design not usually encouraged by council design standards, this design feature is sited to the rear. The prominence of such feature is considered to be constrained, and its impact to the character and appearance of the host dwelling and wider area therefore very limited.

Additionally, the site hosts a gated driveway opening to the western boundary to which the west side elevation of the extension would be partially visible from the highway however the harm is not seen to be so significant it would warrant a reason for refusal.

The proposed material palette for the extension are sought to match existing materials of red brickwork to external walls, grey tiles to the roof and UPVC to fenestration.

The insertion of 1no window to the first floor would form a suitable addition to the bedroom to which the window portions would match those on the existing.

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

Section 5.6 of the SPD outlines maximum standards for single storey extensions to which a point 3 metres along the common boundary measured from the rear elevation of the adjoining dwelling is allowed.

It should be noted the adjoining dwelling to the east, 3 Arundel Avenue, currently hosts an approx. 3m single storey rear extension that sits along the shared boundary between the two dwellings therefore the projection of 6m would be therefore acceptable and in accordance with paragraph 5.6 of the SPD. Additionally, the adjoining neighbour appears to host a 4m x 4m outhouse to the rear which sits along the common boundary therefore lessening any amenity impact of an extension at the application property.

Given the extension is proposed as single storey and high hedges run along the common boundary shared with 123 Hardwicke Street to which the side elevation facing south-west is blank and the dwelling is angled away from the application property therefore not directly facing, the development is not considered to pose any harmful impacts to the adjacent occupiers.

The addition of a first floor window to the west elevation is not thought to pose any amenity concerns given the west elevation would not directly face another dwelling.

It is acknowledged the addition of a single storey extension would significantly erode the existing rear garden space however, the SPD acknowledges corner plots usually host sufficient surrounding garden space therefore it is considered the site would retain enough sufficient garden space to the side for the enjoyment of the occupiers given the site hosts a generous side garden shielded by high trees and shrubs along the boundary.

Aforementioned above, high trees run along the boundary and the rear garden of the dwelling faces north. It should be noted the existing rear garden would not receive much light as a result of the orientation of the dwellings and trees shielding much of the light therefore it is acknowledged although the extension will not receive much light it is not thought to be a significant change from the existing lighting concerns.

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: DM1 and T2

The proposal would retain off-street parking for at least 2 vehicles which would remain unchanged following development. The number of bedrooms at the property would also remain unchanged post development therefore the existing parking arrangements are therefore acceptable and in accordance with policies T2 and DM1.

Trees: G1 and G6

There are a number of mature trees in the vicinity of the proposed extension, which may be impacted by the proposal, however these are not considered to be significant in terms of the amenity of the local area, so any potential damage to these is not considered to be material in planning terms

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;
 - 02100 REV P02 SITE LOCATION PLAN
 - 02103 REV P02 PROPOSED SITE PLAN
 - 02102 REV P02 PROPOSED FLOOR PLANS AND ELEVATIONSAnd the development must be carried out in accordance with the 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 Policy DM1 and Policy P3 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	15.03.2023	Signed: CP
Authorisation	29.03.2023	Signed: TH

Report Author Chelsea Petrillo