

APPLICATION NUMBER: 24/00587/HOUS

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Location:	15 Alicia Drive Rochdale OL12 6JW
Proposal:	Single storey rear and first floor side extension
Applicant:	S.MA Sayed
Case Officer:	Hamish Rigg
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

Location

The application relates to 15 Alicia Drive, a two-storey semi-detached property in Shawclough, Rochdale. Alicia Drive forms part of a large residential estate comprising houses of a similar design and material palette. The area is typically suburban with medium density housing, greenery, and quiet roads.

No. 15 sits on a bend in the road, facing west, and overlooking its driveway and the public highway. It is adjoined by no. 13 to the north, and sits adjacent to no. 12 Headlands Street to the south. The rear boundary of the curtilage faces east, bordering the rear gardens of 6-8 Headlands Street.

Description of Proposal

Permission is sought for a first-floor side extension, and a single-storey rear extension.

The side extension would sit above the existing single-storey side extension, and would be set back from the front elevation of the host dwelling by 0.5m. It would include a dual-pitched roof, a double window to the front, and a single window to the rear. Proposed materials include red brick, concrete roof tiles, and UPVC

fenestration. The side extension would measure 3.5m in width, 7m in depth, 5m in eaves height, and 7.4m in maximum height.

The rear extension would include a pitched roof, a set of double doors, and a double window. Proposed materials include red brick, concrete roof tiles, and UPVC fenestration. It would project 3m from the rear elevation, and measure 5.9m in width, 3m in eaves height, and 3.6m in maximum height.

Relevant History

10/D52938 – Single-storey side extension following demolition of existing garage – approved.

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 18/07/2024; no objections were raised.

Policy

National

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

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

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

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

Amendments

0.5m first-floor setback

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In light of the above, the main consideration relates to the first-floor side extension and its impact on the symmetrical relationship with the adjoining property, no. 13. The proposal for the first-floor side extension was amended to include a 0.5m setback from the front elevation. In doing to, the symmetrical relationship with no. 13 is retained and the development would appear subservient to the host property, in turn protecting the character of the street scene which is defined by corresponding pairs of semi-detached houses.

The proposed development uses matching materials together with corresponding window and roof designs/arrangement, therefore promoting integration with the host property.

Overall, 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. 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 proposed single-storey rear extension would project 3m from the rear elevation, and is therefore in accordance with paragraph 5.6 of the SPD. By virtue of its accordance, the proposed rear extension would not adversely affect neighbouring occupier amenity.

The proposed first-floor side extension is set below the ridge line of the host dwelling, and is orientated to the north and north-west of no. 12 and nos. 6-8 Headlands Street. As such, its overshadowing impact on said properties would be minimal.

The proposed side extension includes two windows, both of which comply with the minimum separation distance set out in paragraph 4.1 of the SPD and therefore protect the privacy of neighbouring occupants. The proposed rear first-floor window would serve an en-suite, and would be obscurely glazed, thus further protecting occupier and neighbour privacy.

Due to the siting and modest scale, there are no concerns regarding overbearing impact.

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 bearing on the parking arrangements and 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:

- Location plan
- Proposed floor plan and site plan: 2166/2
- Proposed elevations: 2166/1

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	04/09/2024	Signed: Hamish Rigg
Authorisation	10/09/2024	Signed: Ryan Killeen

Report Author Hamish Rigg