APPLICATION NUMBER: 20/01359/HOUS

Application Number:	20/01359/HOUS
Location:	104 Mountain Ash Rochdale OL12 7JF
Proposal:	Proposed extension to existing conservatory to rear of dwelling
Applicant:	Mr Mohammed Sajid
Case Officer:	Richard Whittaker
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 104 Mountain Ash, a semi-detached dormer bungalow in a residential area between Shawfield and Shawclough. The property contributes to a street scene which exhibits a number of two-storey and single storey semi-detached dwellings.

The application dwelling features a side extension and a rear conservatory.

Description of Proposal

The application seeks permission for the extension of the existing conservatory.

The existing conservatory projects 3 metres from the rear wall of the dwelling at a width of 4.2 metres. It exhibits a pitched roof with a maximum height of 3 metres and a height to eaves of 2.2 metres.

The proposed alterations would see the width of the conservatory increased to 6.5 metres with no other dimensions affected.

Relevant History

16/00316/HOUS – Single storey side extension, widening of rear conservatory and extension of existing front dormer – Approved 22.08.2016

16/00867/CPL – Lawful development certificate for a proposed rear dormer, front porch a single storey extension together with a rear conservatory including installation of a front canopy – Withdrawn 30.05.2017

16/01351/HOUS – Single storey side extension, extension to existing rear conservatory, new front porch, new rear dormer, extension to existing front dormer and demolition of detached garage – Resubmission – Approved 07.02.2017

17/00651/HOUS – Single storey side extension, new front porch, new rear dormer, extension to existing front dormer – retrospective – Approved 17.11.2017

Representations

Letters of notification have been sent to neighbouring properties. 1no letter of representation has been received. The grounds of objection can be summarised as follows:

- No external access through to the rear of the property. No access is permitted through neighbour.
- Plans will not be adhered to.
- Drainage issues

The points raised are addressed in the report below.

Consultations

Drainage

I can see that there is an objection which records: " there already drainage issues with water draining down from the estate above; with my property being lower that 104, are there any plans to improve drainage as more of the natural drainage is built on".

I would assume that the Applicant's Designer will connect roof drainage from the new conservatory to the house drains, which connect to combined sewerage which is managed by United Utilities.

You could try checking with United Utilities, but they will probably send a generic reply that the Applicant should firstly check whether they can discharge to soakaway and secondly to sewer. Soakaway is impractical for this situation especially as it would be within 5m of buildings.

If no. 104 sends its roof drainage to sewer and this is not objected to by United Utilities, then there is no reason for the Council to reject the Planning Application.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Amended plans were sought to clarify that the internal patio doors were to be constructed with clear glazing.

Assessment

Design: DM1, P3, SPD

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The proposed works would increase the existing conservatory in width by 2.3 metres with no other dimensions being altered.

In terms of design the proposed alterations would result in no significantly greater impact than the existing arrangement.

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, SPD

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed works would not result in a projection that exceeds the 3 metre limit set out in paragraph 5.6 of the SPD and as such would not impact upon the neighbouring properties in terms of loss of light.

The proposed works would not result in a loss of privacy nor any overbearing impact.

With regard to impact upon the amenity of the application dwelling the proposed conservatory extension would envelope the existing window which services the dining room which is recognised to be a habitable room and as such requires access to natural light. In the context of the nature of this proposal (a conservatory) it is considered that the proposed glass doors between the conservatory and the dining room would provide sufficient light for habitable space and as such the proposed works would not result in a significant loss of amenity.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Other Matters

1no objection was received regarding the following issues that have not been covered above:

- Concerns about plans being adhered to
- Concerns regarding impact on access
- Concerns regarding impact on drainage

The proposal can only be judged against the plans that have been submitted.

The proposed works are not recognised to impact access to any greater extent than the existing arrangement.

The Council's drainage officer was consulted and raised no objections to the proposal.

Recommendation: Grant

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 – Dated 04.11.2020
- Existing Plans and Elevations – Drawing No. 1270B/1 – Dated 04.11.2020
- Proposed Plans and Elevations – Drawing No. 1270B/2 – Dated 27.11.2020

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 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	30.11.2020	Signed: RW
Authorisation	21.01.2021	Signed: KN

Report Author Richard Whittaker