

Application Number:	23/01098/HOUS
Location:	32 Croxton Avenue Rochdale OL16 2XX
Proposal:	Two storey side, two storey rear extensions and a single storey porch extension with pitched roof to the front elevation
Applicant:	Mr Atikur Rehman
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/A

Location

The application relates to 32 Croxton Avenue, a two-storey, semi-detached property in a residential suburb of Rochdale. Croxton Avenue comprises semi-detached houses of a relatively uniform design and material palette. The area is predominantly residential but for a few industrial sites and warehouses. There is a noticeable amount of green infrastructure including mature trees, front lawns, grass verges and open spaces.

The property faces east, overlooking the public highway and front driveway. The adjoining property to the north is no.30, whilst the adjacent property to the south-west is no.34. The rear boundary of the curtilage faces west and borders a designated Greenspace Corridor comprising open grassland, shrubs, and trees.

Description of Proposal

Permission is sought for a two-storey side and rear wraparound extension, and the repositioning of the front door. Proposed materials include red brick, interlocking concrete roof tiles, and UPVC window and door frames, all to match the host dwelling.

The proposed side extension includes a gable end roof design to integrate with the host dwelling. The maximum height measures approx. 7.2m, while the height to eaves measures approx. 5.3m. The side extension measure approx. 2.3m in width, and has a total depth of 11m from its front to rear elevation. It would be set back approx. 1m from the principle elevation on both floors. Additional fenestration on the southern elevation includes 2 ground floor windows and 2 first floor windows. The eastern elevation includes a first floor window and the repositioned front door at ground floor level.

The proposed rear extension is part two-storey, part single storey. The two storey element includes a pitched roof with a maximum height of approx. 7m, and a height to eaves of 5.3m. At first floor level the extension spans the full width of the rear elevation, measuring approx. 7.3m, with a depth of 2.4m. The first floor extension includes two windows to the rear. The ground floor extension measures 4m in depth along the border with no.34, and 3m along the border with no.30 with an additional 1m set away from the boundary at a 30 degree angle. The ground floor extension thus has a chamfered corner adjacent to the boundary with no.30. The ground floor extension includes a sloped roof with a maximum height of 3.5m and a height to eaves of 2.5m. Additional fenestration includes a window on the chamfered corner, and a door and window on the rear elevation.

Relevant History

None

Township/Member comments

Not applicable

Consultee responses

Highways And Engineering

16/11/2023:

The main concern regarding this planning application is parking provision.

The proposed extension will remove the existing driveway to the dwelling and with it some of its parking provision. The submitted plans show a porch extension to the front with two parking bays however it would appear that the porch restricts the available space and a standard size parking bay cannot be accommodated in this area. This would leave the extended dwelling with only one viable parking bay and Council standards would require the provision of two bays.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application subject to the provision of two viable off street parking bays, and we would request no specific planning conditions.

Since the above Highways response, the proposed porch has been removed and two off-street parking spaces would be retained.

Representations

Letters of notification were sent to surrounding properties 16/11/2023

One objection was received relating to the proposed rear extension. Concern was raised that the rear extension could reduce access to light for no.34 Croxton Avenue, and undermine neighbour privacy by way of 'overlooking'. Both issues will be addressed in the amenity section of this report.

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

None Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM3 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 128 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 135 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 139 states that development that is not well designed should be refused.

The proposals cumulatively would comprise a significant increase in the massing of the host dwelling, however, the majority of development would be to the rear of the property where it cannot be seen from public vantage points. Effort has been made to ensure that the side extension is subservient in its appearance, being set back 1m from the principle elevation, and setting the ridge height down accordingly. Furthermore, by setting the side extension 1m from the front, the proposed development complies with Paragraphs 5.11 and 5.12 of the SPD which aims to protect the architectural form and symmetry of semi-detached properties by preventing a 'terracing effect' between detached properties.

The rear extension generally follows a uniform and appropriate design, but the chamfered corner on the northern elevation does appear slightly awkward. Nonetheless, as the chamfered corner would not be visible from any public vantage points, and is largely hidden from neighboring properties it would not constitute grounds for refusal.

The proposed materials and fenestration are predominantly acceptable as they match the host dwelling, thus ensuring integration. This is to be ensured via condition.

The proposed timber bin store would effectively conceal the bins from public view without appearing as an incongruous feature itself.

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. 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.

Paragraphs 5.6 and 5.9 of the SPD set maximum standards for single-storey and two-storey/first floor rear extensions respectively. The measurements are intended to ensure that extensions to the rear are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.

At ground floor level, the proposed extension would project 4m from the rear of the host dwelling, which is set level with no.34 Croxton Avenue. Given the detached relationship between the two dwellings, the development would comply with the requirements of paragraph 5.6 and the impact is considered to be acceptable. In particular, any potential overshadowing caused by the extension would not affect no.34, as the latter is situated to the south. In considering the impact on no.32, the 3m projection, plus an additional 1m set away from the common boundary at a 30 degree angle would also comply with paragraph 5.6 and the impact is considered to

be acceptable. At first floor level, the proposed extensions measures approx. 2.4m in depth which fulfils the requirements of paragraph 5.9 of the SPD and the overbearing and over-shadowing impacts of the development would be acceptable.

No concerns are had in respect of the impacts to the privacy of surrounding occupiers; the proposed first-floor windows on the rear elevation are positioned approx. 2.5m beyond the rear elevation of no. 34, thus their outlook would not include a significant portion of the neighbour's garden or any windows on their rear elevation. Furthermore, the proposed first-floor windows on the south facing side elevation (overlooking no. 34) serve non-habitable rooms, including a bathroom and staircase and are to be made obscurely glazed via condition.

It is noted that if no.34 were to extend in the same manner as the applicant dwelling, the proposed first floor side facing windows on the southern elevation, under this application, would lose their exposure to sunlight and outlook entirely. Given that these windows do not serve habitable rooms, it is not considered that this should prejudice the extension of no.34 in a similar manner. The applicant has been made aware of this position and was advised to remove the windows, however the plans were not amended to reflect this.

Overall, the proposed rear and side extension are not considered to have an unacceptable impact on residential amenity, and accord with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Due to the proposed hardscaping of the front driveway, the property would retain a maximum standard of two off-street parking spaces. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM.

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 elevations, floor plans, and location plan: RAD/2937/23/1/RevD

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension hereby approved, the windows to the side elevations facing south at upper floor level shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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	29/01/2024	Signed: Hamish Rigg
Authorisation	31/01/2024	Signed: Ryan Killeen

Report Author Hamish Rigg