

Application Number:	23/00046/HOUS
Location:	1 Stonie Heyes Avenue, Rochdale, OL12 9XA
Proposal:	Formation of pitched roof over existing flat roof to the rear
Applicant:	Mrs Jabeen Akhtar
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
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:

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

Summary of comments from neighbours, consultees and Planning Panel

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following concerns:

- ☐ The proposed development would be an eyesore;
- ☐ Concerns over restricted access into the property in case of emergency; and
- ☐ Concerns over potential loss of light on the adjacent garden.

Officer's Comments:

- ☐ Concerns over the visual amenity of the proposed development are addressed under the 'Design and Visual Amenity' section of the report.
- ☐ Concerns over access are addressed under the 'Design and Visual Amenity' section of the report.
- ☐ Concerns over overshadowing impacts are addressed under the 'Residential Amenity' section of the report.

Assessment

Site History

Application ref. 21/00248/HH42 consented for the development of a single storey rear extension with a projection of 6.0m from the rear elevation of the host dwelling. The approved extension included a flat roof.

The LPA are satisfied that at the point of application, the approved development is substantially completed and it is therefore appropriate to apply for planning permission to amend the roof form of the approved structure.

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal seeks to construct a pitched roof to the existing flat roof rear extension. The dual-pitched roof form is considered to be more sympathetic to the host dwelling and would be acceptable. The tiled construction would also be in keeping and raises no concern.

As it stands, the rear curtilage of the host property is bounded by boundary treatments of the surrounding properties and thus cannot be accessed through the side of the dwelling. The proposal would have a neutral impact on the current access

arrangements of the host property, thus a refusal on grounds of access could not be substantiated.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The existing 6m rear extension was approved under Class A of permitted development rights (application ref: 21/00248/HH42). The alteration of the existing flat roof to a pitched roof would result in the additional ridge height of approx. 0.83m. Given the modest height increase, and the adjacent properties along Armstrong Hurst Close sited on a higher level than the host dwelling, it is considered the proposal would not result in undue additional overshadowing harm to neighbouring properties and would be acceptable.

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: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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
- Existing and Proposed Site Plan – dated 16/12/2020
- Existing Floor Plans and Elevations – Drawing No. Sheet 1 Rev. 2 dated 07/2019
- Proposed Floor Plans and Elevations – Drawing No. Sheet 2 dated 10/2022

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	06/03/2023	Signed: SY
Authorisation	04/04/2023	Signed: RK

Report Author Sam Yuen