

Application Number:	23/00522/HOUS
Location:	19 Dicken Green Rochdale OL11 1TW
Proposal:	Single storey side conservatory extension
Applicant:	NOSHEEN AHMED
Case Officer:	Chelsea Petrillo
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	No
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

19 Dicken Green is a two-storey semi-detached property located on an estate of similar properties within the Balderstone and Kirkholt ward of Rochdale and within a cul-de-sac. The property is constructed from red brick with grey tiles to the roof. The property has lawned front and rear gardens along with a paved driveway with access to the rear facilitated through the amenity space along the south-west boundary. The property shares a common boundary with 17 Dicken Green to the south-west and adjoins to 21 Dicken Green to the east. The rear curtilage borders the rear gardens of 26 and 28 Digby Road where a substantial tree is sited along the rear boarder.

Description of Proposal

Permission is sought for a single storey side conservatory to the south-west side elevation constructed in glass with red brick to the lower portion of the extension. The extension hosts an approx. 3.3m overall projection from the south-west side elevation and would be 2.8m in overall height.

Relevant History

17/00237/HOUS

Part single/part two storey side/rear extension
Refuse April 2017

1. *By virtue of its size and siting the proposed development would result in an unacceptable loss of light and would be overbearing to the occupiers of 17 Dicken Green contrary to policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential development SPD and the NPPF.*

17/00561/HOUS

Two storey/single storey rear extension to dwelling –
Resubmission of 17/00237/HOUS
Granted July 2017

20/01576/HOUS

Single storey rear extension
Granted February 2021

21/00543/HOUS

Rear conservatory extension
Refuse June 2021

1. *The proposed conservatory extension cumulatively with the existing rear extensions would be inconsistent in regards to design styles, roof types and massing, amounting to poor design. This would have an adverse impact on the appearance of the existing property and surrounding street scene. Therefore, the proposal would not comply with Policy DM1 of the Rochdale Core Strategy, the 'Guidelines & Standards for Residential Development' SPD 2016, and the National Planning Policy Framework*
2. *The scale and projection of the proposal collectively with the existing enlargement would have an overbearing impact on the neighbouring occupier. The development would result in a harmful loss of light to the rear elevation ground floor windows of the adjoining dwelling. As such, the proposal would not accord with Policy DM1 of the Rochdale Core Strategy, the 'Guidelines & Standards for Residential Development' SPD 2016, and the National Planning Policy Framework.*

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. 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

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

It should first be noted that it is acknowledged the proposed side conservatory is large in projection. The conservatory would be 3.2m in overall width relative to the width of the host dwelling which spans 6m. Whilst a reduced projection is preferable where such extension will be easily visible from public vantage points, the dwelling currently hosts an approx. 2m steel black access gate to the side elevation as well as fences along the common boundary shared with 17 Dicken Green, therefore the visibility of the extension is considered to be significantly reduced with the presence of these fences and gates.

The glazed hipped roof style of the conservatory roof is considered acceptable and is considered to be sympathetic to the hipped roof style on the original build.

The proposed extension will be built in red brick to the lower 1/3 portion of the extension and bespoke glazing to all elevations of the conservatory which is considered sympathetic to the existing materials on the parent dwelling, originally constructed in red brick.

Further to the above, the side extension would alter the design of the existing side elevation. This alteration would however not unduly impact on the visual amenity of the property by virtue of that already approved and implemented at the rear. 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

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy which sets out that proposals do not adversely affect the amenity of residents through overshadowing or loss of privacy and that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

The proposal would see glazing to all elevations of the conservatory which is considered to be a habitable living space. The ground floor window closest to the extension at the adjacent property, 17 Dicken Green, currently hosts a kitchen to which approx. 1.5m fences would run along the boundary providing a degree of shielding between each of these properties. Similarly with the rear garden of 17 Dicken Green, the extension is not considered to pose any overlooking / loss of privacy concerns given the boundary fence providing sufficient screening.

By virtue of its siting along the south-west side elevation, the extension is not considered to present any amenity concerns to the adjoining property at 21 Dicken Green.

The residential amenity of the host property would be maintained as a suitable portion of the rear garden would be maintained with a functional and open layout. All habitable rooms are to receive the provision of adequate natural light.

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

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:
 - Site Location Plan
 - 23.3115.1B Existing & Proposed Block Plans
 - 23.3115.2A Existing & Proposed Floor Plans
 - 23.3115.4 Proposed Elevationsand the development shall be carried out in complete accordance with the approved drawings.

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those specified in the application.

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	27.07.2023	Signed: CPetrillo
Authorisation	25.08.2023	Signed: TH

Report Author Chelsea Petrillo