

APPLICATION NUMBER: 24/00941/HOUS

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Location:	16 Norwich Avenue, Rochdale, OL11 5JZ
Proposal:	Two storey side and single storey rear extensions following demolition of existing garage
Applicant:	Sohail Sarwar
Case Officer:	Sam Yuen
DETERMINATION DATE 20.11.2024	EXT OF TIME
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 no. 16 Norwich Avenue, a two-storey semi-detached dwelling located in a residential neighbourhood in Bamford. The dwelling is adjoined by no. 14 Norwich Avenue to the south-east, adjacent to no. 18 Norwich Avenue to the north-west, and faces the highway to the south-west. The rear curtilage boundary abuts the rear curtilages of nos. 25 and 27 Fieldhead Avenue to the north-east. Norwich Avenue is characterised by an upward incline towards the north-west. Consequently, the host dwelling is sited on a lower position to adjacent no. 18.

Description of Proposal

Planning permission is sought for a two-storey side and rear extension which projects 3.6m from the side elevation and 2.5m from the rear elevation of the dwelling, following the demolition of the existing single-storey attached garage. The extension is set down 0.3m from the ridge line and set back from the main front wall of the dwelling, 0.15m on the ground floor and 1m on the first floor. It is characterised

by a cross-hipped roof form and would be constructed from materials matching the host dwelling.

The application also proposes a single storey rear extension which projects 3.5m from the rear elevation of the dwelling, following the partial demolition of the existing rear shed. It is characterised by a flat roof form and would be constructed in render. The extensions would be joined to form a wraparound extension.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have no objection to this proposal which is unlikely to have any impact upon the highway.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

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

Amendments were made to enlarge the front ground floor window to match the sill height of the existing bay window and to include a window sill to match the first-floor windows.

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PpE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed two-storey side extension would be set down below the ridge line of the host dwelling which would appear subservient. The use of a hipped roof form would also be in keeping.
- ☐ By virtue of the siting of the side extension in excess of 1m from the common boundary of no. 18, and the maximum 1m setback from the main front wall of the dwelling, no concerns are had with regard to the potential harm arising from the 'terracing effect'.
- ☐ Materials of the proposed side and rear extension would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration as amended are sized and positioned appropriately with the existing fenestration.
- ☐ The proposed rear extension is of a single-storey form which would be subservient to the host dwelling. It is noted the use of a flat roof form and render construction would be at odds with the built form and materiality of the dwelling, however, owing to its siting to the rear away from public view, the visual impact on the street scene would be limited.

- ☐ Sufficient space would be retained for the storage of refuse bins away from view to the side of the extension.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ With reference to Section 4.1 of the SPD, the proposed two-storey side extension does not project beyond the front elevation of the dwelling and does not directly face any habitable room windows to the rear. A separation distance of 10.5m between the proposed rear bedroom window and the directly facing curtilage boundary of no. 27 would be retained. As such no undue overlooking impacts have been identified in this regard.
- ☐ The proposed two-storey and single-storey rear extension would not project beyond the maximum standard as per Section 5.6 and 5.9 of the SPD and is not considered to result in significant amenity impacts to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The existing parking arrangements comprising a front driveway for one off-street parking space would be retained under the proposed plans. Additional parking is also provided by way of on-street parking on Norwich Avenue. It is also noted the Highways Officer has raised no objections to the proposed plans. On this basis, the proposed parking arrangements would be 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. The permission relates to the following plans:

- ☐ Location Plan – received 25/09/2024
- ☐ Existing and Proposed Site Plan – Drawing No. 24.3333.3 received 25/09/2024
- ☐ Existing Floor Plans – Drawing No. 24.3333.1 received 25/09/2024
- ☐ Existing Elevations – Drawing No. 24.3333.2 received 25/09/2024
- ☐ Proposed Floor Plans – Drawing No. 24.3333.SC1.1 received 25/09/2024
- ☐ Proposed Elevations – Drawing No. 24.3333.SC1.2A received 18/11/2024

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the two-storey side and rear extension 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the ensuite windows in the first floor on the north-west facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	19/11/2024	Signed: SY
Authorisation	20/11/2024	Signed: RK

Report Author Sam Yuen