APPLICATION NUMBER: 19/00433/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00433/HOUS	Rachel Carney	4 June 2019

Address: 44 Newbold Hall Drive Rochdale OL16 3AJ

Proposal: Single storey rear extension

PUBLICITY	**Weekly list expired?**	y	**Site notice expired?**	n/a
	Neighbour letters expired?	y	**Press Notice expired?**	n/a

DELEGATION	**Significant departure from local plan?**	n	**Contrary to national policy?**	n
	Applicant a Council Member or officer?	n	**Contrary to previous decision?**	n
	Major with 10 or more objections and recommending approval?	n	**Called in or Planning Panel objection?**	n

COMMENTS	**Planning Panel comments received?**	n
	Neighbour comments received?	y

EIA	**Screening opinion completed and saved to Onbase?**	n

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

RECOMMENDATION	GRANT

CHECKED AND SIGNED OFF BY: AT **DATE: 06.06.2019**

SITE

44 Newbold Hall Drive is an end-terrace property on a modern residential housing development. The property is a two storey, red brick property that benefits from a small area of unenclosed garden and a single driveway to its front elevation and a

further, fenced garden to the rear. Being part of a wider development, the property is of a similar style to its neighbours, but having said that, the development includes a number of house types of varying designs and scales.

PROPOSAL

The application proposes the erection of a single storey rear extension. The extension would encompass the full width of the property and have a depth of 3.0m with a lean to roof with an eaves height of approximately 2.35m and a ridge height of 3.4m. The extension would include bi-fold doors to its rear elevation and two roof lights and it would provide additional living accommodation in the form of a dining room.

Materials of construction for the development are proposed to match existing.

PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

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

RELEVANT SITE HISTORY

04/D43682 – Demolition of existing buildings and erection of 113 dwellings together with new access roads, public open space, including equipped childrens play area, new traffic measures at the railway bridge over Belfield Lane including either its closure to vehicular Traffic at that point or the installation of traffic signals at that point (Revised Proposal For D43237) - Approved

06/D48048 – Residential development – 63 Dwellings - Approved

09/D52792 - Residential Development - Substitution Of House Types For Erection Of 7 Dwellings (Plots 126 - 132) - Approved

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

The application has been publicised with neighbour notification letters. One letter of objection has been received from the owner of no. 46a Newbold Hall Drive. The objection is summarised below;

- The development would result in the overshadowing of no. 46a, which already lacks natural light.
- The absence of natural light has resulted in numerous attempted burglaries. Concerns that the extension will create advantageous circumstances for criminals.
- If the application is approved the objector will challenge the decision.

ANALYSIS

Visual amenity

Policies 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.

The application would result in a relatively small, single storey extension, as is commonly seen on residential properties. The single storey nature and the lean to roof design of the extension would result in a visually non-obtrusive development that would sit comfortably against the rear elevation of the property and cause no undue harm to its visual appearance or its setting within the wider area, which it is noted is not within public view due to existing boundary treatment.

A condition should be included to ensure that the materials of development match with existing, but subject to this it is considered that the proposal would result in no undue harm to visual amenity and the application would accord, in this regard, with policies P3 and DM1 of the Core Strategy and policy in the NPPF.

Residential amenity

Policy DM1 of the Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The SPD – Guidelines and Standards for Residential Development, provides advice on appropriate domestic extension and applies the following maximum standards for single storey extensions;

- For attached properties, a point 3 metres along the common boundary measure from the rear elevation of the adjoining or adjacent dwelling(s).
- For detached properties, a point 4 metres long the common boundary measure from the rear elevation of the adjoining or adjacent dwelling(s).

The SPD establishes that the above distances will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one existing close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to

the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measure from the point along the common boundary.

The application proposes a 3m depth, single storey extension, which clearly complies with the above guidance in regards appropriate extensions to domestic properties, thus indicating that the impacts from the development would not result in any undue harm to residential amenity.

In regards the extension it is noted that the owner of no. 46a has objected to the application with concerns over the impact of the development of their property's light. No. 46a is the immediately adjacent property, from which the proposed extension would project 3m. Whilst it is recognised that the owner of this property may have concerns over light to their dwelling, given the scale of the extension, the LPA could not reasonably demonstrate that the development would result in any undue loss of amenity through excessive levels of overshadowing. Furthermore, it would not be reasonable for the LPA to attribute this standard size and design extension to any potential future crime impacts. Moreover, although the full impacts of the development must be considered (given a planning application has been submitted), the scale and siting of the extension is such that the development could have taken place under permitted development rights.

Adequate outdoor amenity space will remain for the use of the occupiers of the dwelling.

Further to the above, it is considered that the scale and siting off the extension would not result in any undue loss of amenity to surrounding residents and the application would, in this regard, accord with policy DM1 of the Core Strategy, policy in the NPPF and guidance within the SPD – Guidelines and Standards for Residential Development.

RECOMMENDATION **APPROVE**

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:-

- Existing and Proposed Site/Location Plan – Drawing no. 2149/P04
- Existing and Proposed Plans – Drawing no. 2149/P01
- Existing Elevations – Drawing no. 2149/P02
- Proposed Elevations – Drawing no. 2149/P03

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.

Procedure Statement

Notes for Applicant:

Report Author Rachel Carney