APPLICATION NUMBER: 22/00671/HOUS

Application Number:	22/00671/HOUS
Location:	1 Kinders Fold Littleborough OL15 9LT
Proposal:	Single-storey side extension following removal of existing outbuilding
Applicant:	David Britton
Case Officer:	India Taylor
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no.1 Kinders Fold, a two-storey detached dwelling situated in the Wardle, Shore and West Littleborough ward of Rochdale. The dwelling is located on a corner plot facing west onto the highway, adjoined to no.3 to the north. The rear boundary of curtilage borders Cote Lane. The property benefits from off-road parking and a large rear garden.

Description of Proposal

The proposal is for a single-storey side extension following the removal of the existing outbuilding. The extension projects from the existing side elevation by approximately 3.6m and measures a height of approximately 3.55m, height to eaves approx. 2.2m. The extension would accommodate a workshop and would be accessed via the door to the rear elevation. The proposed development would be constructed in brick and white UPVC windows and doors, to match the original build.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses
N/A

Representations

Letters were sent to all surrounding neighbours and no representations 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
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 sought to reduce the width of the extension at the rear elevation.

Assessment

Design: DM1 and P3
Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application site is a detached dwelling situated on a residential street in Littleborough. The locality is relatively uniform and characterised by a cohesive architectural design, materiality and massing.

- The proposed development would be built in a material palette coherent with the original build and as such would respect the character of the wider street scene.

- The proposed side extension has an acceptable projection and would appear as a subservient addition. It is noted that the extension is set back from the existing front elevation by approximately 0.25m. It is considered to be appropriate within its size, design and massing, with appropriately placed fenestration which is in keeping with that found on the existing dwelling. The hipped roof, although inconsistent with the original build, would not amount to poor design and would not harmfully affect the character of the area.

- Sufficient space has been retained to the side of the property to allow for bins to be stored to the rear and out of view from the street scene.

Summary

- 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
Privacy, Overshadowing and Overbearing Impact

- DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."* The proposed side extension would project 2.84m from the side elevation of the original build. The proposed site plan indicates that the enlargement would not present an overbearing impact to any neighbouring dwellings due to the property being detached and sited at the end of Kinders Fold. As such, the proposed development would not adversely harm the amenity of any surrounding occupants and would not result in an undue loss of light or privacy.

- Paragraph 4.1 requires 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

- The rear windows do not directly face any windows of surrounding neighbours and therefore complies with paragraph 4.1 of the SPD.

- The proposed window on the front elevation would measure approximately 36m to the directly facing neighbour, no.2 Kinders Fold, and therefore accords with paragraph 4.1 of the SPD.

Occupier amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

Summary
In light of the above assessment, 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

- The proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to 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
- Existing and Proposed Block Plan Amended Drg No. 22.2786.2B
- Proposed Details Amended Drg No. 2.2786.SC3.1D
- Existing Floor Plan and Elevations Drg No. 22.2786.1

   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 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	25.07.2022	Signed: ITaylor
Authorisation	26.07.2022	Signed: A Truman

Report Author India Taylor