Application Number:	21/00137/HOUS
Location:	27 Waterhouse Close Wardle OL12 9LL
Proposal:	Single storey rear extension and replacement of window on ground floor side elevation with door
Applicant:	Single storey rear extension, following demolition of existing conservatory
Case Officer:	Majid Mir
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 the 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) February 2019
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

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

Amendments

Not applicable.

Summary of comments from neighbours, consultees and Planning Panel

None received to date.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	Y
Height and massing	Y

Facing materials and detailing	Y
Roof style	Y
Window proportions	Y
Bin storage	Y
Impact on trees	Y

The proposed extension will have chamfered edges on both corners, with a flat roof. The proposed design would create a sense of symmetry and the overall design is considered acceptable. Additionally, the proposed extension would be to the rear of the property and screened from the street scene by the host property and the neighbouring properties. On balance, 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)	Y
Light and outlook of application property	Y
Remaining garden space of application property	Y

The proposed extension would be 4m in length, however, it would have chamfered corners after it projects out by 3m when measured from the rear elevation of the host property in order to comply with the SPD. It is noted that no. 29 already has an extension that projects out by just over 3m. In regards to no.25, the proposed extension would meet the standards set out in the SPD for single storey rear extensions. Therefore, it is considered the proposed extension would not unduly impact on the amenity of any of the neighbouring properties.

The proposed kitchen area of the property would not receive any direct sunlight, however, it is noted that the proposed extension would replace a conservatory and therefore the addition of the proposed extension would not lead to undue loss of amenity over the existing situation. Additionally, the dining area receives sufficient light via the window in the living room.

On balance, 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.

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. Drawing no: DR-P - 1002 - 01
   Site Location Plan. Drawing no: DR-P - 1002 - 01 REV F
   Existing Plan. Drawing no: DR-P - 1002 - 02 F
   Proposed Plan. Drawing no: DR-P - 1002 - 03 - REV F

Existing & Proposed Elevations. Drawing no: DR-P - 1002 - 04 REV F
Proposed Side Elevations. Drawing no: DR-P - 1002 - 05 REV E
Proposed Section A – A. Drawing no: DR-P - 1002 - 06 REV E
Proposed Section B – B. Drawing no: DR-P - 1002 - 07 REV D

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 saved Rochdale Unitary Development Plan, 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	10/03/21	Signed: MM
Authorisation	12/04/21	Signed: DR