

Application Number:	23/01001/HOUS
Location:	2 Tenby Grove Rochdale OL12 7EN
Proposal:	Single storey rear extension following demolition of existing outbuilding
Applicant:	Mr D KELLY
Case Officer:	Chelsea Petrillo
Recommendation:	Refuse

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

2 Tenby Grove is a two storey mid-terrace property with a two-storey outrigger located in the Spotland and Falinge ward of Rochdale. The property benefits from substantial garden space to the front of the dwelling and a detached outbuilding to the rear which spans across two properties. The property is sited between nos. 1 and 3 Tenby Grove and the rear sits adjacent to a small vicinity of vacant space primarily used as parking for residents.

Description of Proposal

Permission is sought for a single storey side and rear lean-to roof extension projecting 3.4m from the rear of the two-storey outrigger and 1.3m from the side of the two-storey outrigger. The extension would host 1no roof lights and be constructed in matching materials.

Development is subject to the demolition of the existing outbuilding located to the rear of no.2.

Relevant History

None Applicable

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

In following the appropriate procedure to ensure the relevant neighbours were properly notified, a signed Certificate B was requested and notice served to the adjoining property, no.1 Tenby Grove, given the demolished outbuilding in question is shared between two properties therefore there will be impact to the other half of the outbuilding which is in the ownership of no.1.

Further amended plans were sought to reduce the proposal in relation to the impact posed to the adjoining property, no.3 Tenby Grove. Amended plans were received however, remained unacceptable. The below assessment is based on the amended plans received. A solution was put forward to the agent in which the extension would not surpass the existing outrigger in order to gain an approval however, it was requested the application was refused on the basis of the amended plans.

Assessment

Design: DM1 and P3

Policy DM1 of the Core Strategy states all development proposals will be required to demonstrate they "are of high quality design and take the opportunity to enhance the quality of the area".

The development itself would demonstrate good design principles in relation to scale and siting and is not considered to negatively impact upon the existing visual amenity of the dwelling. 2 Tenby Grove is sited away from the Tenby Street highway and faces onto a small car park in which vegetation runs along the boundary therefore providing a degree of screening from wider public viewpoints. The design at the rear of the dwelling is significantly different from the traditional approach to the front of the dwelling to which the development is not considered to impact upon.

The extension would extend beyond the two storey outrigger and although over half the width of the original dwelling, is not considered to be so large relative to the scale of the host dwelling and existing rear garden.

The material pallet of the extension is proposed to duplicate that on the original dwelling therefore considered to respect the external appearance of the dwelling to

be in keeping with the existing visual character. The roof form is also considered acceptable.

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

Paragraph 5.1 of the SPD states “Extensions and alterations to existing properties, including dormer extensions, should be carefully designed to protect the amenity of the occupants of adjoining properties”.

The development is not considered to negatively impact upon no.1 Tenby Grove by virtue of the presence of both the existing outrigger and outbuilding shielding much of the extension itself. However, in relation to no.3 Tenby Grove to the west, the impact to the existing ground floor rear window, considered to be a principal window to a habitable room, is considered to be greater than the impact arising from the existing arrangement by virtue of an upwards enlarged scale which sits at an increased height, albeit with the same ground floor space as the existing outbuilding therefore posing a degree of visual intrusion to this neighbouring principal window.

The outbuilding itself does not feature any principal windows which would require the provision of Section 4 Space Standards of the SPD. However, section 4 requires “10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room”. Where it is noted the development will fall short of this requirement in relation to the proximity of the rear dining room window, considered a habitable room, and the outbuilding which is to be constructed directly adjacent, this is not considered to raise such concern given a small portion of the window would not be directly facing the outbuilding. The window will still therefore retain a degree of outlook and light provision.

The outbuilding is not listed on the plans as a hosting habitable space therefore does not host any windows which would not be a requirement.

With reference to occupier amenity, it is acknowledged the outbuilding will cover a larger floor area within the rear garden with 12.8m² of garden space to remain however, enough is considered to be retained for the enjoyment of the occupiers.

By virtue of its scale and siting, the proposed development is considered to impact upon the amenity of the occupiers to the west, no.3 Tenby Grove, by posing a degree of visual intrusion to the ground floor rear window considered to be a principal window to a habitable room. The development has therefore not been constructed in accordance with policies DM1, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of its siting and scale, the proposed extension is considered to be visually intrusive and overbearing to the ground floor rear window of no.3 Tenby Grove and would pose a degree of reduced outlook by virtue of a closer proximity to the outbuilding and built with a larger scale and siting than that already in place. As such, the proposed development would fail to accord with the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	Officer
Report Completed	16.02.2024	Signed: CPetrillo
Authorisation	16.02.2024	Signed: TH

Notes for the Applicant

For the avoidance of doubt, the above decision relates to the following plans;

- **Location Plan**
- **SLW/DK/01/PA-rev Single Storey Rear Extension**

Report Author Chelsea Petrillo